



STAFF REPORT

Meeting Date: December 5, 2012

Agenda Item #VIA

Agency: City of Belmont

Staff Contact: Jonathan Gervais, Parks and Recreation Director, jgervais@belmont.gov

Agenda Title: Review of the Parks and Open Space Master Plan and Discussion of Future Planning

Agenda Action: Discussion & Direction

Recommendation

Staff recommends that the Parks and Recreation Commission discuss the status of actions in the Parks and Open Space Master Plan and consider future planning efforts including an updated Parks, Recreation, and Open Space Master Plan.

Background

The City conducts planning on tiered levels starting with a General Plan and subsequently to the master planning level. For Parks and Recreation, general policies are identified in the 1992 Parks, Recreation, and Open Space Element of the General Plan which can be found on the Belmont website. Many of the Element's action items were accomplished, including development of the Belmont Sports Complex and Twin Pines Park. Subsequently, the Parks and Open Space Master Plan reaffirmed the policies identified in the General Plan and laid out a series of specific actions. The Master Plan was designed to describe the development, operation, and maintenance of the City's park and open space system through the year 2007.

In 2004, the Parks and Recreation Commission began the process of reviewing the Master Plan. From that effort came a status update on projects that had been completed (Attachment C). The table separated the text from the Master Plan into specific tasks and then reports on the status of each.

Analysis

The Master Plan is important because it lays the framework for the future of the Department, the parks, recreation, and open space. The Department wants to begin the long process of reviewing the Master Plan and developing strategies for updating the document. The planning process involves five main components:

1. Inventory and analysis of existing parks and open spaces, potential new park areas, and other existing conditions.
2. Analysis of current demand and future trends.
3. Identification of goals and policies to guide the development of the system.
4. Development of action plan recommendations for the 15-year planning period.
5. Development of an implementation plan to describe costs, funding, operation, and maintenance of the system.

A new planning effort must also address recreation and facilities management. Recreation is inexorably tied to parks and facilities because that is where recreation happens. The design of the parks and

facilities often determines the use of the space and the types of recreation that will occur there. Recreation programming is a major component of the Parks and Recreation Department and should be addressed in the updated document. In addition to recreation, the Department is also responsible for managing the public facilities in Belmont which should also be identified and planned for including identifying funding sources to address deferred maintenance issues on public facilities.

Alternatives

N/A

Attachments

- A. [Parks and Open Space Element](#) (linked)
- B. Parks and Open Space Master Plan (electronic only)
- C. Status of Parks and Open Space Master Plan projects

Fiscal Impact

- ☒ No Impact/Not Applicable
- ☐ Funding Source Confirmed:

Source:

- ☐ Council
- ☒ Staff
- ☐ Citizen Initiated
- ☐ Other*

Purpose:

- ☐ Statutory/Contractual Requirement
- ☒ Council Vision/Priority
- ☐ Discretionary Action
- ☐ Plan Implementation*

Public Outreach:

- ☒ Posting of Agenda
- ☐ Other*

*

City of Belmont
PARKS AND OPEN SPACE MASTER PLAN



November 10, 1992

City of Belmont
PARKS AND OPEN SPACE MASTER PLAN

Approved by Belmont City Council

November 10, 1992

Callander Associates
landscape architecture
park and recreation planning

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION.....	1
Purpose of the Master Plan.....	1
Previous Planning Efforts	1
The Current Planning Process.....	1
Master Plan Monitoring Process	3
Future Park and Open Space Planning Process.....	3
II. POPULATION ANALYSIS.....	4
City-Wide Demographic Profile.....	4
Population Level.....	4
Age Distribution.....	5
Ethnic Composition.....	6
Housing Values	7
Household Composition.....	7
III. STANDARD AND DEFINITIONS.....	9
Previous Standards for Park Acreage	9
Recommended Standard for Local Parks	9
Community Park Standards.....	10
Neighborhood Park Standards.....	11
School Park Standards.....	13
Mini Park Standards	13
Special Facility Standards	13
Sports and Special Use Facility Standards.....	14
IV. ANALYSIS OF SUPPLY.....	16
Regional Setting.....	16
Existing Park Acreage.....	16
Deficiencies of Park Acreage Based on Current Population.....	18
Deficiencies of Park Acreage Based on Year 2007 Population.....	18
Planning Areas.....	18
Neighborhood Park Deficiencies	19
Inventory of Existing Facilities.....	20
V. ANALYSIS OF DEMAND	21
Public Workshop Summary.....	21
Written Questionnaire.....	23
CPNS Informal Survey.....	23
Non-Resident Demand.....	24

VI.	OBJECTIVES AND POLICIES.....	25
	Objective 1: Park System Development.....	25
	Objective 2: Open Space.....	26
VII.	ACTION PLAN RECOMMENDATIONS.....	27
	Action Plan Strategy.....	27
	Parks, Special Facilities, and Schoolgrounds.....	27
	Bicycle Paths and Lanes.....	37
	Sports Facilities.....	38
	ADA Requirements.....	39
	Interpretive Facilities.....	39
VIII.	BELMONT'S OPEN SPACE.....	40
	Existing Conditions.....	40
	Action Plan Recommendations.....	42
	Design Guidelines.....	45
	Fire Hazard Assessment.....	46
IX.	IMPLEMENTATION.....	47
	Priority Development Plan.....	47
	Acquisition, Development, and Improvements.....	47
	Funding Sources.....	50
X.	OPERATION AND MAINTENANCE.....	54
	Existing Park Maintenance Levels and Budget.....	54
	Park Maintenance.....	54
	Improved Levels.....	54
	Additional Park Acreage.....	55
	Park Maintenance Funding.....	56
	Street Tree Maintenance and Funding Levels.....	56
	APPENDIX.....	59
	Summary of Public Comments.....	60
	Inventory of Existing Facilities.....	68
	Resolution No. 7220	
	National Standards	
	Letters Received	

ACKNOWLEDGEMENTS

APPENDIX (Bound Separately)

Open Space Fire Hazard Assessment
Sample Tree Inventory and Summary Report

I. INTRODUCTION

Opportunities for recreation activities are a major factor in determining the quality of life in any given community. All segments of the population from young to old need outlets for creativity, socialization, exercise, and fun. Provision of recreation services is considered to be a basic municipal responsibility, as is the provision of roads, water, police, and fire services.

Life in Belmont is greatly enhanced by the City's parks, open space areas, hills, and trees. These are the elements that do much to create the community's identity. Preservation of these resources is critical to the preservation of the character of Belmont. Enhancement and positive development of the local parks and open spaces will enable the community to "get the most" out of available resources.

Purpose of the Master Plan

This document is a long range plan that describes the development, operation, and maintenance of the City's park and open space system through the year 2007. The planning process involves five main components:

1. Inventory and analysis of existing parks and open spaces, potential new park areas, and other existing conditions.
2. Analysis of current demand and future trends.
3. Identification of goals and policies to guide the development of the system.
4. Development of action plan recommendations for the 15-year planning period.
5. Development of an implementation plan to describe costs, funding, operation, and maintenance of the system, including street trees and open space management.

Previous Planning Efforts

Belmont has a long history of planning for parks and recreation. The City's current policies on parks and open spaces are set forth in the Parks, Recreation, and Open Space Element of the General Plan, adopted in 1982. Many of the Element's action items have been accomplished, including development of the Belmont Sports Complex and Twin Pines Park. Previous versions of the Element were also prepared in 1977 and 1968.

The Current Planning Process

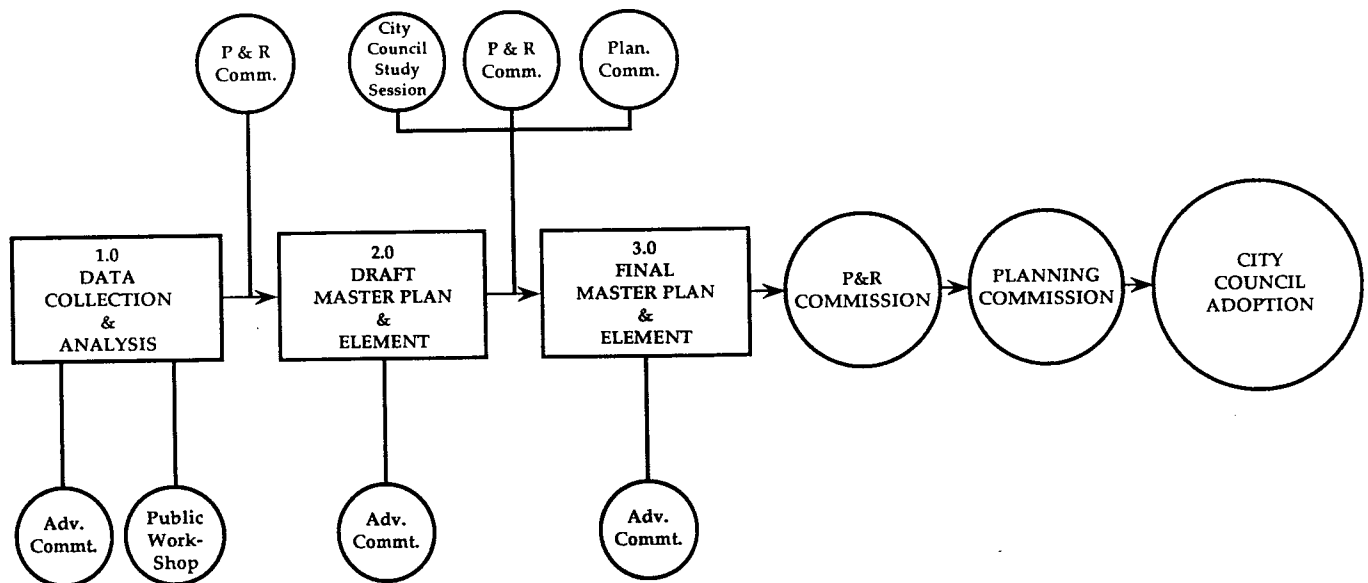
The current planning process, illustrated on the diagram on the next page, involves both the preparation of the Parks and Open Space Master Plan, and the revision of the City's Parks, Recreation, and Open Space Element of the General Plan. An advisory committee, including City staff and two members from each commission, has been formed to review each document

and provide input throughout the process. The following meetings were conducted to facilitate public and City involvement in the planning process (all dates 1992):

Advisory Committee:	March 4, 1992
	April 1
	April 21
	May 19
	June 16
	July 21
Public Workshop:	April 9
Parks and Recreation Commission:	May 6
	July 8
	September 2
Planning Commission:	September 15
	October 6
City Council Study Session:	July 14
City Council:	November 10, 1992

THE PLANNING PROCESS

Park and Open Space Master Plan
City of Belmont



Master Plan Monitoring Process

This master plan is a flexible planning tool intended to be periodically reviewed and evaluated in light of changing conditions. The plan is not legally binding and may be modified by the City Council. The plan should be updated at least every five years. Since this is a fifteen-year plan, a new effort should begin in the twelfth or thirteenth year to address the next 15-year period from 2007 to 2022.

Future Park and Open Space Planning Process

Upon adoption of this Master Plan, the City may begin to implement the individual projects described in Chapters VIII and IX. Further planning will be necessary. The process will be similar for each specific project, with the following general sequence:

1. Secure project funding.
2. Prepare master plan.
3. Prepare preliminary design.
4. Prepare construction documents.
5. Construct and maintain the project.

Depending on the magnitude of the project, the City may retain a professional design or planning consultant to assist the City staff. The entire sequence will be open to public review. Generally, the early master plan and preliminary phases will involve public participation workshops to help determine the general direction and specific details of each project. Approval by the Parks and Recreation Commission, the City Council, and possibly the Planning Commission will be required. Public review and comment will be an integral part of these meetings. The public will be notified of all meetings and workshops by the Parks and Recreation Department through a variety of methods. Such methods may include posting notices at the project site, notifying homeowners' associations, publication in the local press, or others.

II. POPULATION ANALYSIS

Planning for parks and recreation facilities relies upon an understanding of the people who live in the community and how the population is expected to change in the future. Population levels are the major determinant of the amount of acreage of parkland and number of individual facilities to be provided. Population characteristics such as age, ethnicity, and household composition are important factors in determining appropriate types of recreation facilities and programs.

City-Wide Demographic Profile

Belmont is a fairly affluent middle class residential community located in a major metropolitan area characterized by a relatively high cost of living. The mean value of a single-family home in Belmont is \$418,021. Most residents (96.8%) are white or Asian. Most (75.3%) are family members, and an average of 2.34 persons reside in each household. Female persons account for 51.2% of the population.

Population Level

The current population of the City of Belmont is 24,127, according to the 1990 Census. Belmont's population has remained stable over the past 20 years, and is not expected to significantly increase over the 15 year life of this master plan.

Table II-1

POPULATION LEVEL - CITY OF BELMONT

<u>Year</u>	<u>Population</u>	<u>Change During Preceding Decade</u>
1970	23,667	-
1980	24,505	1.9% increase
1990	24,127	1.5% decrease
2000 (projected)	25,700	6.5% increase
2010 (projected)	25,700	no change

Sources: U.S. Census, 1970, 1980, 1990
Projections 90 by ABAG, December 1989

While the city-wide population has varied little over the past twenty years, the population level of several of the five planning areas changed between 1980 and 1990. In general, the neighborhoods east of the railroad tracks experienced population growth, while the remainder of the City either declined or stabilized.

Table II-2
CHANGES IN POPULATION LEVEL, 1980 to 1990

City of Belmont	East Belmont Sterling Downs Homeview	Central Country Club	Cipriani The Plateau Skymont	Carlmont Western Hills Hallmark	Chula Vista Sunnyslope
1980: 24,505 1990: 24,127	1980: 3,362 1990: 3,624	1980: 6,688 1990: 6,529	1980: 5,923 1990: 5,601	1980: 5,890 1990: 5,925	1980: 2,640 1990: 2,448
1.5% decrease	15.2% increase	2.3% decrease	5.4% decrease	0.5% increase	7.3% decrease

Source: U.S. Census, 1980 and 1990

Age Distribution

Age structure is important because different age groups demand different kinds of services. For instance, young children require safe play areas, youth are benefited by supervised programs, younger adults will likely demand opportunities for active recreation and an older population will call for opportunities for social interaction. Table II-3 shows the age distribution for the entire City, and as broken down into the five planning areas. East Belmont/Sterling Downs/Homeview has the greatest percentage of younger adults. Cipriani/Plateau/Skymont has the greatest percentage of middle adults. Chula Vista/Sunnyslope has the greatest percentage of seniors.

Table II-3
AGE DISTRIBUTION - 1990

Age Group	City of Belmont	East Belmont Sterling Downs Homeview	Central Country Club	Cipriani The Plateau Skymont	Carlmont Western Hills Hallmark	Chula Vista Sunnyslope
Young children (under 5 years)	6%	7%	5%	7%	5%	7%
Children (5-11 years)	7%	7%	6%	8%	6%	7%
Teens (12-18 years)	6%	6%	6%	7%	5%	6%
Younger Adults (19-34 years)	29%	39%	28%	21%	34%	22%
Middle Adults (35-64 years)	41%	34%	42%	47%	39%	42%
Seniors (Over 65 years)	11%	7%	13%	10%	11%	16%

Source: U.S. Census, 1990.

Table II-4 indicates that although the overall population level has stabilized, the age distribution shifted somewhat between 1980 and 1990. Increased percentages of children under 5 years and people over 65 years indicates that the population is simultaneously aging, and experiencing a baby "boomlet".

Table II-4
CHANGES IN AGE DISTRIBUTION, 1980 to 1990

	<u>1980 pop. (% of total)</u>	<u>1990 pop. (% of total)</u>	<u>Change 1980 - 1990</u>
<u>City of Belmont</u>			
Under 5	1,080 (4.4%)	1,430 (5.9%)	32.4% increase
Over 65	1,933 (7.9%)	2,755 (11.4%)	42.5% increase
<u>East Belmont, Sterling Downs, and Homeview</u>			
Under 5	193 (5.7%)	267 (7.4%)	38.3% increase
Over 65	172 (5.1%)	250 (6.9%)	45.3% increase
<u>Central and Country Club</u>			
Under 5	269 (4%)	337 (5.2%)	25.2% increase
Over 65	655 (9.8%)	866 (13.3%)	32.2% increase
<u>Cipriani, The Plateau, and Skymont</u>			
Under 5	344 (5.8%)	379 (6.8%)	10.1% increase
Over 65	313 (5.3%)	579 (10.3%)	85.0% increase
<u>Carlmont, Western Hills, and Hallmark</u>			
Under 5	215 (3.7%)	282 (4.8%)	31.2% increase
Over 65	508 (8.6%)	679 (11.5%)	33.7% increase
<u>Chula Vista and Sunnyslope</u>			
Under 5	59 (2.2%)	165 (6.7%)	179.7% increase
Over 65	285 (10.8%)	381 (15.6%)	33.7% increase

Source: U.S. Census 1990

Ethnic Composition

Belmont is a predominantly white community, with Asians making up the next largest population. Persons of Hispanic origin account for 7.3% of the total City population. (Hispanic people are included within all five racial groups by the U.S. Census.) Table II-5 indicates that the ethnic composition remains relatively similar in each of the five planning areas. Notable exceptions are the higher-than-average representation of blacks and Hispanic-origin persons in East Belmont/Sterling Downs/Homeview, of whites in Chula Vista/Sunnyslope, and of Asians in Carlmont/Western Hills/Hallmark.

Table II-5
ETHNIC COMPOSITION - 1990

<u>Ethnic Group</u>	<u>City of Belmont</u>	<u>East Belmont Sterling Downs Homeview</u>	<u>Central Country Club</u>	<u>Cipriani The Plateau Skymont</u>	<u>Carlmont Western Hills Hallmark</u>	<u>Chula Vista Sunnyslope</u>
White	86.8%	83.9%	87.8%	88.6%	84.7%	89.5%
Asian & Pacific Islander	10.0%	9.6%	9.0%	9.8%	12.3%	7.8%
Black	1.6%	3.8%	1.2%	0.8%	1.5%	1.3%
Native American	0.4%	0.5%	0.3%	0.3%	0.4%	0.6%
Other (Hispanic origin)	1.2% (7.3%)	2.0% (11.6%)	1.5% (7.3%)	0.4% (5.3%)	1.1% (6.7%)	0.7% (6.6%)

Source: 1990 Census

Housing Values

The mean value of an owner-occupied housing unit (single family home or condominium unit) is \$418,021. Of the five Belmont planning areas, housing values are roughly equal to the city-wide average in three areas, while they are significantly lower in the East Belmont/Sterling Downs/Homeview Area, and significantly higher in Carlmont/Western Hills/Hallmark.

Table II-6
MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS

<u>City of Belmont</u>	<u>East Belmont Sterling Downs Homeview</u>	<u>Central Country Club</u>	<u>Cipriani The Plateau Skymont</u>	<u>Carlmont Western Hills Hallmark</u>	<u>Chula Vista Sunnyslope</u>
\$418,021.	\$309,015.	\$406,643.	\$415,935.	\$503,732.	\$419,915.

Source: U.S. Census, 1990

Household Composition

Table II-7 indicates some variation in household types between planning areas. The East Belmont/Sterling Downs/Homeview area includes higher-than-average representation of single parents, single heads-of-household, non-family households, and one-person households. The Cipriani/Plateau/Skymont area includes a significantly higher percentage of married-with-children and married-without-children households, and a very low percentage of one-person and non-family households. The Chula Vista/Sunnyslope area also has a higher-than-average percentage of married households. Carlmont/Western Hills/Hallmark has a lower representation of married households and the greatest percentage of one-person households.

Table II-7
HOUSEHOLD COMPOSITION - 1980

House- hold Type	City of Belmont	East Belmont Sterling Downs Homeview	Central Country Club	Cipriani The Plateau Skymont	Carlmont Western Hills Hallmark	Chula Vista Sunnyslope
Married (with children)	20.8%	18.5%	19.7%	29.9%	15.6%	23.2%
Married (without children)	32.0%	20.0%	35.2%	41.7%	26.7%	37.1%
Male Household (Single parent with children)	1.2%	2.2%	1.1%	1.0%	0.8%	1.0%
Male Household (Single)	1.8%	2.7%	1.9%	1.4%	1.8%	1.0%
Female Household (Single parent with children)	3.4%	4.7%	3.1%	2.9%	3.2%	4.1%
Female Household (Single)	3.6%	3.9%	4.4%	3.0%	2.9%	4.1%
Non- family Household (Unrelated singles)	10.2%	14.3%	8.4%	6.3%	13.3%	7.2%
One- person Household	27.0%	33.5%	26.2%	13.7%	35.6%	22.2%

Source: 1990 Census

III. STANDARDS AND DEFINITIONS

Much effort has been expended in research and at the academic level in the development of planning standards for provision of park and recreation facilities. Standards have been developed that address acreage of parkland per a given population (usually expressed as acres/1000 populations), appropriate number of individual facilities such as tennis courts or football fields; park location; area served by different types of parks; and numerous other factors. The National Recreation and Park Association (NRPA) standards (see appendix) have been recognized by many agencies as guidelines intended to be modified based on local conditions. The national standards are meant to be used as a flexible planning tool. It is recognized that what is appropriate for some cities will not work in others.

The park classification system developed by the NRPA is a useful device for categorizing and analyzing existing parks, and planning for the future. The NRPA defines six distinct types of park and recreation facilities, defines preferred sizes, and defines a theoretical area served by each. Detailed definitions and standards developed specifically for Belmont are included in this chapter.

Previous Standards for Park Acreage

The 1982 Belmont Parks, Recreation, and Open Space Element refers to a "commonly used" standard of 8.5 acres of parkland for each 1000 residents (5 acres Community Parks and 3.5 acres Neighborhood Parks). The City currently provides approximately 4 acres of developed parks (excluding open space areas) for every 1000 residents.

The intent of the acreage standards for "local" parks, according to the NRPA guidelines, is to establish target amounts of Community, Neighborhood and Mini Parks. Open space is considered a "regional" or "unique" type of park space for which no set standard acreage amount is established. This does not mean that open space is unimportant, rather that there is no formula for provision of open space acreage. Because the open space areas are so important to the character of Belmont, and also from a recreation standpoint, it will be important to preserve as great an amount of open space as possible, rather than attempt to provide a prescribed acreage per 1000 residents.

Recommended Standard for Local Parks

With regard to Community, Neighborhood, and Mini Parks, it is unrealistic to expect that Belmont will achieve the 8.5 acre/1000 population standard. Belmont is a mature community, and most of its remaining undeveloped land is located in the steeply sloping areas on the western end of the City. These areas are generally more suited for open space and trails than for development of traditional local parks. Concerted community effort to raise funds to purchase expensive, already developed land would be required to approach the 8.5 acre standard.

Given the limitations of available land and resources to fund acquisition and development, it is recommended the City establish a standard of 5 acres of local parks per 1000 population (2 acres Community Parks and 3 acres Neighborhood and Mini Parks). If implemented this standard would result in no net gain of Community Park acreage (demand is currently met), and an additional 1 acre per 1000 residents of Neighborhood and Mini parks.

The proposed standard acknowledges the lack of available parcels suitable for Community Park development, but also reflects opportunities for development of smaller Neighborhood and Mini Parks in the western portions of the City. It implies a greater emphasis on upgrading of existing facilities over addition of new facilities. It also points out the importance of maintaining public availability and improvement of the school grounds that constitute nearly one-half of the current supply.

COMMUNITY PARK STANDARDS

DEFINITION	<ul style="list-style-type: none"> • Large park that includes passive and active recreation facilities that serve the entire city or a substantial portion of the city. • A community park should include the facilities that are also typically found at neighborhood and mini parks.
SERVICE AREA	<ul style="list-style-type: none"> • Up to four mile radius.
SIZE	<ul style="list-style-type: none"> • 20 acres or larger.
ACREAGE STANDARD	<ul style="list-style-type: none"> • 2 acres/1,000 population.
SITE CHARACTERISTICS	
Configuration	<ul style="list-style-type: none"> • Contiguous useable (non-linear) shape, with level terrain to accommodate active recreation.
Access/Location	<ul style="list-style-type: none"> • Locate on an arterial or collector street. • Provide at least two major street frontages. • Provide connection to pedestrian and bicycle routes. • Locate to minimize conflicts with residential areas.
Character	<ul style="list-style-type: none"> • Has desirable visual and natural attributes for passive recreation, such as waterway frontage or significant vegetation.
BASIC REQUIREMENTS	
Outdoor sports	<ul style="list-style-type: none"> • Regulation facilities for organized league practice and play for softball, baseball, and/or soccer. • Bleachers, restrooms, and concession stands at league sports facilities. • Tennis courts, basketball courts, volleyball courts, handball courts, and practice wall. • Lighting for outdoor sports facilities.
Passive Recreation	<ul style="list-style-type: none"> • Jogging path, minimum two miles long. • Open turf area for casual games, minimum two acres.

COMMUNITY PARK STANDARDS (continued)

- | | |
|----------------------------|---|
| Special Facility | <ul style="list-style-type: none">• Community parks should include at least one special facility such as a pool, community center, gymnasium, or amphitheater. |
| Play Areas | <ul style="list-style-type: none">• Tot lot for ages 2-5, minimum one.• Play lot for ages 6-12, minimum one.• Should include climbing structures, other apparatus, and sand play• All play experiences must be accessible to the disabled (federal requirement). |
| Family Picnic Areas | <ul style="list-style-type: none">• Shaded and wind-protected area.• Tables for 6-8 people each.• Barbeque facilities.• Locate adjacent to open turf or play areas. |
| Group Picnic Area | <ul style="list-style-type: none">• Shaded and wind-protected area.• Picnic tables, serving tables, and barbecue facilities for 200 persons minimum.• Restroom facilities nearby.• Play area nearby.• Locate adjacent to open turf area and away from nearby residential areas. |
| Parking | <ul style="list-style-type: none">• Off-street, minimum 100 spaces. |
| Restrooms | <ul style="list-style-type: none">• Permanent restroom buildings, minimum one per each 10 acres. |
| Lighting | <ul style="list-style-type: none">• Provide lighting at athletic fields and courts, parking lots, and pathways.• Design to prevent glare and spill-over into adjacent residential areas. |
| Telephone | <ul style="list-style-type: none">• Provide public phones accessible at all times.• Locate throughout park at reasonable intervals for safety. |
| Bicycle Parking | <ul style="list-style-type: none">• Lockable parking at suitable locations throughout park. |
| Pathway System | <ul style="list-style-type: none">• Provide multi-use paved paths, minimum ten-feet wide, for service and emergency access and police surveillance. |

OPTIONAL ELEMENTS

- Exercise course, 12 or 24 stations.
- Specialized sports facilities such as bocce ball courts or putting green.
- Food concessions building.
- Community garden area.

NEIGHBORHOOD PARK STANDARDS

- | | |
|---------------------|--|
| DEFINITION | <ul style="list-style-type: none">• Medium sized park that provides basic recreational activities for a specific neighborhood.• Typical neighborhood park facilities may be included as a portion of a larger community park. |
| SERVICE AREA | <ul style="list-style-type: none">• 1/2-mile radius to serve a single neighborhood, or populations up to 5000. |
| SIZE | <ul style="list-style-type: none">• Two to ten acres. |

NEIGHBORHOOD PARK STANDARDS (continued)

ACREAGE STANDARD • 3 acres/1000 population .

SITE CHARACTERISTICS

Configuration • Contiguous, useable (non-linear) shape, with level terrain to accommodate casual (non-organized) sports activities.

Access/Location • Locate on a collector or arterial street.
• Provide two major street frontages if possible.
• Provide connection to pedestrian and bicycle routes.
• Locate centrally within neighborhood.
• Locate adjacent to schools where possible. May be combined with schoolgrounds as a "school-park".

Character • May contain natural features for passive recreation, such as water body or significant vegetation.
• Should contain large trees for shade and windbreak.

BASIC REQUIREMENTS

Passive Recreation • Open turf area for non-organized sports, minimum one acre, two acres or more desirable.
• Pathway system for walking/jogging.

Play Areas • Tot lot for ages 2-5.
• Play lot for ages 6-12.
• Should include climbing structures, other apparatus and sand play.
• All play areas must be accessible to the disabled (federal law).

Family Picnic Areas • Shaded and wind-protected area.
• Minimum three tables for 6-8 people each.

Drinking Fountain • Minimum one, accessible to the disabled.

Bicycle Parking • Lockable parking, minimum one location.

Lighting • Pathway lighting only.

Telephone • Provide public phone.

OPTIONAL ELEMENTS • Tennis courts, basketball courts, volleyball courts, handball courts, or practice wall.
• Barbeque facilities at family picnic tables.
• Off-street parking for 10 to 30 cars.
• Restroom building.
• Exercise course or cluster.
• Practice baseball diamond, not lighted.

SCHOOL PARK STANDARDS

DEFINITION	<ul style="list-style-type: none">• City park facilities that are developed in cooperation with the School District and are located in part or entirely on School District lands.• Joint city/school parks should be designed to allow access to children's play areas during the hours of 9am to 3pm, Monday through Friday, in addition to non-school hours.• The basic intent is to provide neighborhood park-type facilities.
BASIC REQUIREMENTS	<ul style="list-style-type: none">• Generally contains open turf areas, baseball/softball fields, soccer fields, and children's play areas.• Other features should conform to the neighborhood park standards.

MINI PARK STANDARDS

DEFINITION	<ul style="list-style-type: none">• Small parks located within residential areas that provide play areas for small children or passive sitting areas.• Mini park facilities may be provided within a neighborhood or community park.
SERVICE AREA	<ul style="list-style-type: none">• 1/4-mile radius.
SIZE	<ul style="list-style-type: none">• 1/4 to 2 acres.
ACREAGE STANDARD	<ul style="list-style-type: none">• Mini Park acreage shall be included in the standard for Neighborhood Parks.
SITE CHARACTERISTICS	<ul style="list-style-type: none">• Level areas accessible to the disabled.• Located within neighborhoods and in close proximity to high density residential or housing for the elderly.
BASIC REQUIREMENTS	<ul style="list-style-type: none">• Benches in shaded area.• Tot lot for children under age 2-5.• Trash receptacle, minimum one.
OPTIONAL ELEMENTS	<ul style="list-style-type: none">• Drinking fountain.• Small turf area.• Picnic table(s) to accommodate 6-8 people.• Play area for children age 6-12.

SPECIAL FACILITY STANDARDS

DEFINITION	<ul style="list-style-type: none">• A facility such as a community center, athletic complex, aquatic center, or other cultural or athletic facility that services a specific need for a portion of the city's population.
SERVICE AREA	<ul style="list-style-type: none">• The entire city.
SIZE	<ul style="list-style-type: none">• Varies.
LOCATION	<ul style="list-style-type: none">• May be included within a community park or may be at a separate location.

SPECIAL FACILITY STANDARDS (continued)

FACILITY TYPES

(may be combined)

- Community center, with auditorium, meeting rooms, classroom space, offices, indoor recreation space, crafts room, exercise space, etc.
- Indoor gymnasium.
- Aquatics complex.
- Combined "swim/gym".
- Childcare facility.
- Community theater, indoor.
- Outdoor theater.
- Sports complex for adults, youth, or both.
- Senior center.
- Teen center.
- Community art center.

SPORTS AND SPECIAL USE FACILITY STANDARDS

Softball Fields (adult)

- 1 field per 10,000 population.
- Provide adequate number of lighted fields for adult league play.

Baseball Fields (youth)

- 1 field per 2,000 population.

Soccer Fields

- 1 field per 5,000 population.
- Sizes of fields may vary; fields should accommodate various age groups of participating players.

Football Fields

- 1 field for the City.

Tennis Courts

- 1 court per 2,000 population.

Basketball Courts (outdoor)

- 1 court per 2,000 population.

Indoor Theater

- 1 community theater for the City.
- 350 to 1000 seat capacity.

Community Center

- 1 center for the City.
- Provide meeting rooms, office space, kitchen, performing arts space, indoor and outdoor recreation facilities, classroom space.

Teen Center

- 1 center for the City.

Senior Center

- 1 center for the City.
- May be combined with Community Center.

Swimming Pool

- 1 pool per 25,000 population.
- Pool size and configuration should accommodate organized youth and adult team swimming; recreational lap swimming; classes; and accessibility for the physically disabled, frail, elderly, and young children.

SPORTS AND SPECIAL USE FACILITY STANDARDS (continued)

Gymnasium

- 1 gym per 25,000 population.
- Provide for public use during evenings and weekends.

Weight Room

- 1 weight room per 25,000 population.
- Provide for public use during evenings and weekends.

IV. ANALYSIS OF SUPPLY

Regional Setting

Belmont's residents are fortunate to live in an existing metropolitan area with a great diversity of available cultural and natural recreation opportunities. Local, county, state, and national parks of all types are located within convenient reach. Belmont residents frequently make use of adjacent cities' parks and the many other available resources in addition to those parks located within the city limits.

Existing Park Acreage

The City of Belmont contains approximately 95.5 acres of formalized recreation area available at developed City parks and schoolgrounds. With a current population of 24,127, the City provides approximately 4 acres for each 1000 residents. As indicated in table IV-1, the City of Belmont currently provides a comparable amount of parkland to that of most Peninsula cities, but a lower amount than that recommended by the National Recreation and Park Association (NRPA). It is also important to note that 43% of the total acreage is composed of schoolgrounds. Belmont also contains a significant amount of open space acreage in addition to the 95.5 acres of developed parkland. Open space provides valuable opportunities for passive recreation and is discussed in a separate chapter of this report.

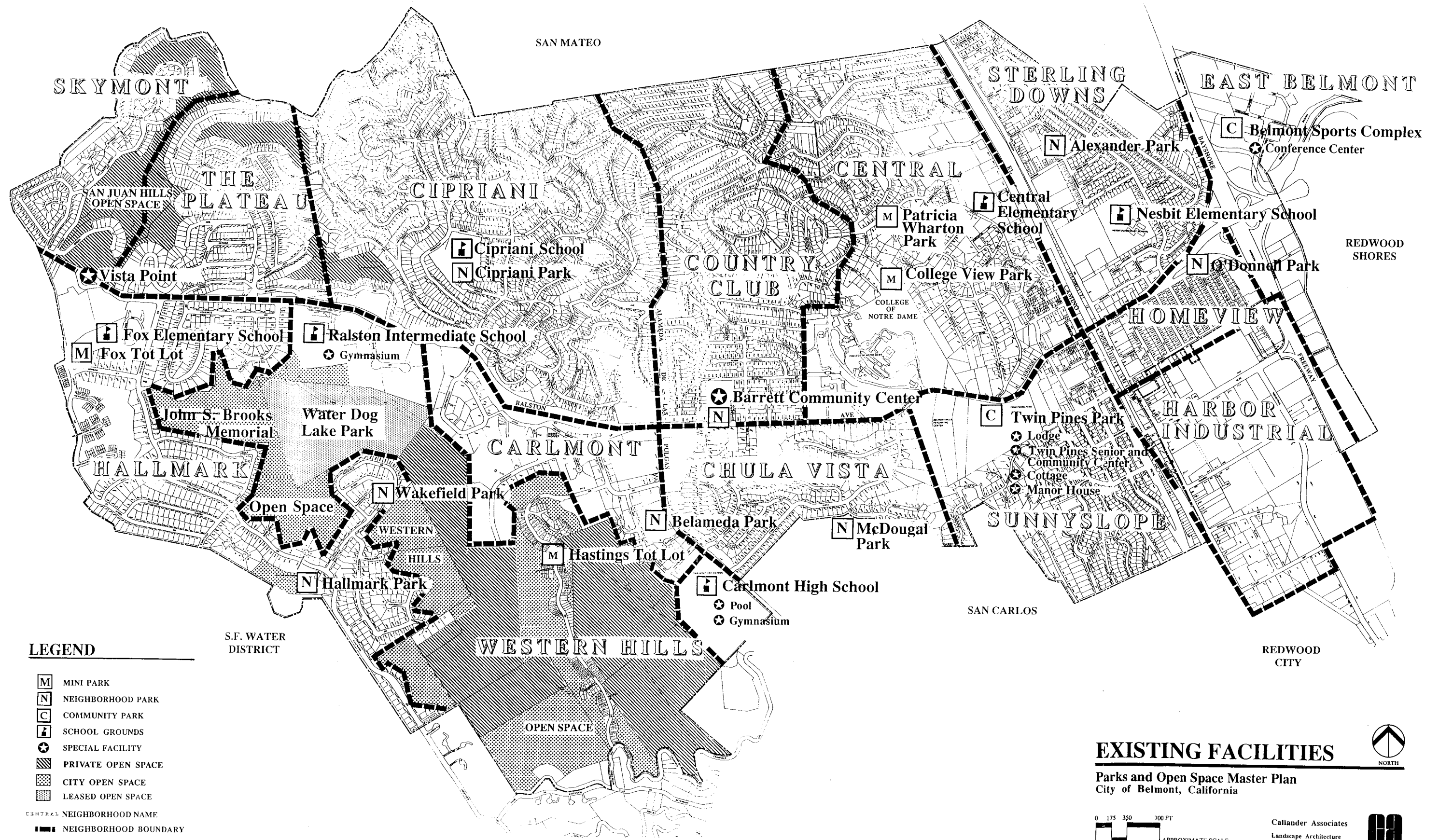
Table IV-1

COMPARATIVE PARK ACREAGE & STANDARDS - Peninsula Cities

City	Existing Population	Existing Acres/1000 population			Total Standard (Acres/1000 People)	
		Developed Park	Schools	Total		
NRPA Standard	--	--	--	--	6 to 10.5	(1)
Belmont	24,127	2.3	1.7	4	5	(2)
South San Francisco	54,000	1.0	2.0	3.0	none established	
San Mateo	86,000	1.4	1.9	3.3	10.0	(2)
Millbrae	21,000	1.0	0.7	1.7	none established	
Foster City	30,000	4.3	not included	4.3	none established	
Menlo Park	28,000	2.5	2.0	4.5	none established	
San Carlos	25,000	2.0	1.5	3.5	4.0	(2)
San Bruno	36,000	5.5	3.0	8.5	none established	
Daly City	83,000	1.0	not included	1.0	none established	
Redwood City	65,200	1.5	not included	1.5	none established	
Mountain View	65,000	2.8	included with developed park	2.8	none established	

Notes: (1) Total standard cited refers to traditional developed parks only (Community, Neighborhood, and Mini Parks).

(2) Total standard cited refers to traditional developed parks and schoolground acreage combined.



Deficiencies of Park Acreage Based on Current Population

The Parks and Open Space Master Plan recommends a standard of 5 acres of developed parks per 1000 population (2 acres community parks and 3 acres neighborhood parks). Table IV-2 illustrates the current deficiencies based on the 5 acre standard. The 29.5 acre deficiency in neighborhood parks is significant because 10 of the City's 12 neighborhoods fall short of the recommended standard (Table IV-4). Community park facility demands have been fulfilled with the recent development of the Belmont Sports Complex supplementing Twin Pines Park, Carlmont High School and Ralston Intermediate School.

Table IV-2
CURRENT ACREAGE DEFICIENCIES - Population 24,127

	<u>Standard (Acres/1000)</u>	<u>Acres Required</u>	<u>Existing Acres</u>	<u>Deficiency (Surplus)</u>
Neighborhood and Mini Parks	3	72	42.5	29.5
Community Parks	2	48	53.0	(5)
Total Park Acreage	5	120	95.5	24.5

Deficiencies of Park Acreage Based on Year 2007 Population

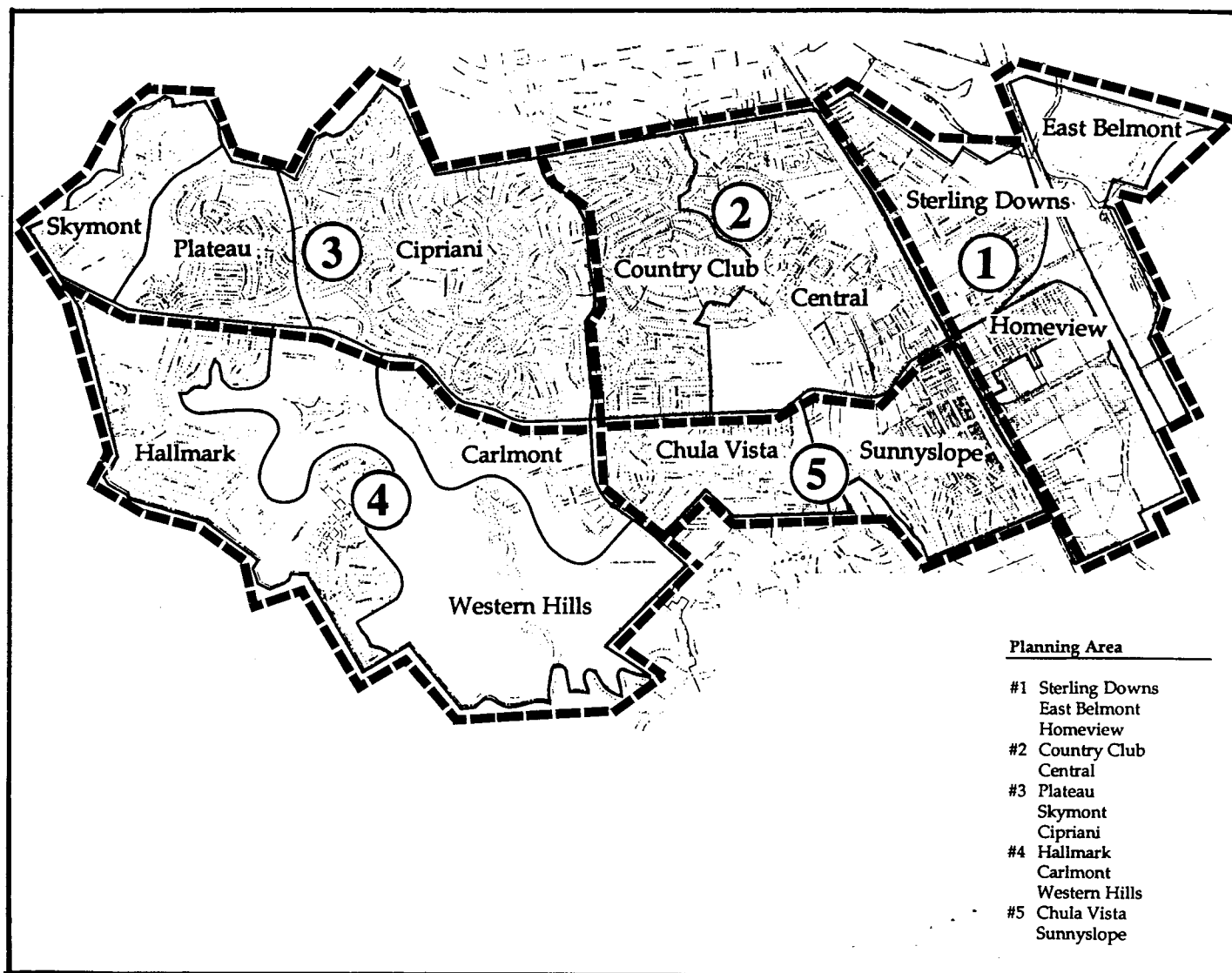
Belmont's population is expected to stabilize at the 25,700 level by the year 2000. The additional population would create a demand for approximately 8 new acres of parks based on the 5 acre/1000 standard.

Table IV-3
YEAR 2007 ACREAGE DEFICIENCIES - Population 25,700

	<u>Standard (Acres/1000)</u>	<u>Acres Required</u>	<u>Existing Acres</u>	<u>Deficiency (Surplus)</u>
Neighborhood and Mini Parks	3	72	42.5	34.5
Community Parks	2	51	53.0	(2)
Total Park Acreage	5	128	95.5	32.5

Planning Areas

The diagram on the next page illustrates the neighborhood planning areas that form the basis for park planning at the neighborhood level. These areas are outlined in the 1982 General Plan Document. Each of the five planning areas is made up of two or three individual neighborhoods. Each neighborhood is a contiguous area free of significant barriers to pedestrian movement that contains a population of 4500 or less. In an ideal world, each neighborhood would have a satisfactory amount of local park acreage located within walking distance of all residents.



Planning Areas

Neighborhood Park Deficiencies

Table IV-4 summarizes the availability of neighborhood and mini parks in each neighborhood. Only two neighborhoods, Hallmark and Chula Vista, currently meet the 3 acre/1000 population standard. Significant deficiencies occur in the Central, Country Club, and Cipriani neighborhoods. Residential development in these areas has provided few park resources, and has left little undeveloped land available to correct the deficiency. The more-recently developed neighborhoods of Skymont, The Plateau, Western Hills, and Carlmont are also underserved. However, opportunities exist to develop new parks in the undeveloped portions of these neighborhoods.

Table IV-4
NEIGHBORHOOD PARK ACREAGE REQUIREMENTS - Existing Population

Neighborhood	1990 Population	Existing Acreage	Total Requirement 3 Acres/1000 Population	Additional Acreage Needed
Sterling Downs	3,211	7.8	9.6	1.8
East Belmont	127	0	0.3	0.3
Homeview	939	1	2.8	1.8
Country Club	3,102	3.4	9.3	5.9
Central	3,423	3.7	10.3	6.6
Plateau & Skymont	1,215	0	3.6	3.6
Cipriani	4,198	6	12.6	6.6
Hallmark	1,932	13	5.8	(7.2 surplus)
Carlmont	3,030	3	9.1	6.1
Western Hills	435	0.1	1.3	1.2
Chula Vista	1,105	4.5	3.3	(1.2 surplus)
Sunnyslope	1,410	0	4.2	4.2
TOTAL	24,127	42.5	72.2	29.7

Source: 1990 Census

Inventory of Existing Facilities

A description of all existing public park and recreation facilities located in the City of Belmont is presented in the appendix.

V. ANALYSIS OF DEMAND

Public Workshop Summary

A public workshop was held at City Hall on April 9, 1992 with City staff and members of the Parks and Recreation Commission present. The meeting was attended by approximately 85 residents who discussed their concerns and preferences for new or improved facilities. A listing of all comments received is included in the appendix. The following summarizes the main points of the discussion.

1. *Provision of a well-rounded variety of recreational facilities was stressed.* People wanted parks that provide opportunities for all segments of the population. Facilities for young children, the elderly, and those not interested in active physical recreation were viewed as lacking. A city emphasis on organized athletics was perceived.
2. *A "central park" for Belmont was desired.* Although Twin Pines Park is well-loved, many felt that it does not provide enough variety. A centrally-located community park with facilities for all age groups, abilities, and interests was desired. Many suggested the Barrett - Carlmont Center - Belameda area is the "heart" of the city and would be a good location.
3. *Improved neighborhood parks were vocally supported.* Parents complained of a lack of appropriate play apparatus for toddlers, citing conflicts between younger and older children. Some felt that the standard metal play structures lacked creativity. The current condition of several parks was considered substandard, and the critical importance of neighborhood parks located within walking distance was confirmed.
4. *Passive recreation opportunities were valued.* Areas for walking, relaxing, and appreciating nature were considered as important as active recreation facilities. Alternative opportunities such as community gardens were discussed. Sierra Club representatives offered their trail-building resources. Bicycle paths and trail connections to San Carlos, San Mateo, the Bay Ridge Trail, and the Around the Bay Trail were supported.
5. *The need for additional baseball and soccer fields was cited.* Representatives of the youth soccer and baseball leagues stated they have experienced a 3% to 5% per-year increase in participation rates over the past ten years. Belmont leagues receive significant pressure from the Redwood Shores area. Therefore, cooperation with Redwood City Parks was proposed. It was also suggested that additional fields may be made possible by reconfiguring existing parks and schoolgrounds to alleviate the need to construct new parks.
6. *The existing open space areas are highly valued.* Residents described the decline in supply of hilly open space areas due to development, and called for preservation and wise use of the remaining areas.

7. *A community swimming pool was desired.* Because the Carlmont High School Pool is not always available, residents desired a facility available to all residents and operated by the City.
8. *Development of facilities for teens was supported.* Workshop participants described the lack of constructive activities aimed at the teenage population. Better separation of teens and younger children through appropriate park design was desired. A teen center was suggested, and involvement of teens in the planning, design, and construction was seen as desirable.
9. *Water Dog Lake Park improvements were desired.* The lake was seen as an underutilized resource that could be improved through clean-up, adding a fishing pier, and pay telephone for safety.
10. *A high degree of importance was placed on the maintenance and improvement of existing parks.* While most agreed that additional parks are needed, a high priority was placed on maximizing the value of existing resources.
11. *A dog exercise area was requested.* A petition signed by 236 residents was presented that supported a dedicated area for pets to run off-leash. The area would be designed the turf and be posted with appropriate regulations.
12. *Funding alternatives were discussed.* Volunteer labor, community involvement, and fundraising were suggested as methods for reducing costs. The likelihood of passage of a bond measure or tax assessment received mixed reviews. The existence of a City of Belmont "Open Space Fund" was pointed out.

In addition to the public workshop discussion, participants were given the opportunity to write individual comments on large wall charts organized into several topic areas. The written comments both supported the discussion and offered a chance for less vocal participants to record their input.

When asked to indicate their *favorite recreation activities*, participants comments were weighted toward passive recreation. Walking, biking, swimming, camping, picnicing, dancing, nature study and playground use were indicated.

On the listing of *favorite parks*, 12 of the 16 entries were parks outside of the City of Belmont. Of the Belmont parks listed, Twin Pines received three mentions and Barrett Park one. Many people apparently preferred non-Belmont parks such as Washington and Pershing in Burlingame, Beresford Park in San Mateo, and Johnson and Mitchell Parks in Palo Alto because they are located reasonably close by and offer a variety of opportunities.

Suggested new park facilities included community gardens, a municipal swimming pool, a teen center, and a dog run. *Suggested improvements to existing parks* included trails in the open space areas, improved playgrounds, and development of Belameda and Water Dog Lake Park.

Comments received on the *current problems* chart included a perceived emphasis on organized sports over less physical forms of recreation, and lack of activities designed to foster civic pride, a need for better playgrounds, services needed for disabled residents, and a general feeling of crowding and urban pressure.

Top priorities included a teen facility or recreation programming for teens, pool, a "central park", open space trails, Belameda Park improvements, and Cipriani Park improvements.

When asked to comment on *potential funding sources*, entries included the City's "open space fund", redevelopment funds for O'Donnell and Alexander Parks, development of a campground for revenue generation, bonding, user fees, incorporation into the Midpeninsula Regional Open Space District, and volunteer contributions.

Written Questionnaire

A one-page questionnaire was distributed at the April 9th workshop. To date, four completed questionnaires have been received. The results are meant to be used as a source of additional public input. If additional questionnaires are received, results will be tabulated and summarized.

CPNS Informal Survey

A group of interested parents associated with the Carlmont Parents Nursery School developed a written questionnaire independently of this study. Twenty-eight responses were collected and delivered to the consultant at the public workshop on April 9, 1992. Although the survey is not a representative sampling of Belmont citizens, it does provide some interesting information regarding attitudes and preferences. It is important to note that the results reflect a bias toward families with small children.

1. *Favorite Parks.* When asked to name their favorite park and why, most responded with parks located outside of Belmont. Only two Belmont parks were cited, Twin Pines with eleven mentions, and Barrett with one response. Twenty-nine other parks were cited. Beresford Park in San Mateo received the most responses with sixteen. San Mateo's Central Park (ten responses) and Laurie Meadows Park (nine responses), Burton park in San Carlos (nine responses), and Coyote Point County Park (eight responses) were also popular. People were mainly attracted to large parks having a diversity of facilities, and felt Belmont lacked a true "destination" park.
2. *Desirable Park Facilities.* The questionnaire asked for comments on "any special interest items, i.e., a swimming pool, hike and bike trails or connections between parks, teen center, recreational needs, the desirability of gateway parks or plantings to improve the City's identity, etc." Twenty-five types of facilities were mentioned. A community swimming pool received the most responses (eighteen). Next were a teen facility (sixteen), bicycle paths (eleven), hiking trails (seven), and a wading pool for

children (six). The responses reflect the prompting inherent in the question's mention of these specific facilities.

3. ***Top Priority Parks to be Improved.*** When asked which three parks should be improved first, Twin Pines and Barrett each received fourteen responses, Belameda received eight, and the Belmont Sports Complex received three. Eight other parks or school sites received one or two mentions. In the case of Twin Pines and the Sports Complex, responders desired the addition of specific use facilities, such as play areas, picnic tables, etc., to further improve what was perceived to be a nice existing park. For Barrett and Belameda, the feeling was that each park needed an overall upgrading.

Non-Resident Demand

Although the Belmont park system receives little general use by non-City residents, the City's youth sports programs are impacted by those Redwood City residents living in the Redwood Shores area. Because this area is included in the Belmont School District, its youth are involved in sports leagues that play at the Belmont parks and schools. In 1991, 246 of the 1,532 participants in the six Belmont-based youth sports organizations were residents of Redwood Shores. This represents a significant participation rate (16%) by non-residents.

No sports facilities currently exist within Redwood Shores to serve Redwood City residents. The City of Belmont would like to see the City of Redwood City develop some fields in this area to help satisfy current and future demand, either at a new park or a new school site.

VI. OBJECTIVES AND POLICIES

The following objectives and policies are provided as a statement of the City's goal to maintain a city-wide system of public parks and recreation facilities that adequately serves the residents of Belmont. The objectives are broad goals or statements of purpose that provide overall guidance. Policies are specific action items which will help to implement the objectives.

Objective 1: Park System Development

Develop a high-quality public park system with adequate space and facilities to provide an appropriate mix of recreation activities for the City's residents .

Policies

- 1.1 Increase availability of neighborhood facilities in underserved areas.
- 1.2 Develop mini park facilities in underserved areas that have no opportunities for development of larger neighborhood parks.
- 1.3 Develop new neighborhood parks in new residential neighborhoods, located within convenient walking distance.
- 1.4 Emphasize joint-use and improvement of school facilities such as gymnasiums, swimming pools, turf fields, and tennis courts.
- 1.5 Develop formal joint use agreement with Belmont School District.
- 1.6 Ensure no net loss of existing school open space and recreation areas through acquisition where necessary.
- 1.7 Develop agreement with Redwood City for use of future athletic fields in Redwood Shores.
- 1.8 Locate, orient, and design new parks in such a way as to facilitate security, policing and maintenance.
- 1.9 Emphasize the use of drought-tolerant and drought-resistant landscaping in the development of City parks.
- 1.10 Build on the current "avenue of the arts" concept along Ralston Avenue to promote the development of public art assets.
- 1.11 Require high-quality, planning, design, and construction services for all park development projects.

- 1.12 Conduct public hearings as an integral part of the design process for all development projects.
- 1.13 Provide for non-traditional forms of recreation as new needs arise.
- 1.14 Develop a network of bicycle and pedestrian trails to link individual components of the park system and the neighborhoods. Provide trail links to the surrounding communities, the Bay Ridge Trail, and the Around-the-Bay Trail.
- 1.15 Design of all new park projects shall conform to the American with Disabilities Act of 1990. Existing facilities should be brought into conformance as they receive improvements.

Objective 2: Open Space

Preserve and enhance the existing open space resources of the City.

Policies

- 2.1 Adopt a municipal ordinance to govern the rules for use of City open space areas.
- 2.2 Increase the useability of existing open space areas by developing trail systems.
- 2.3 Develop trailhead areas with off-street parking and signage to serve the existing open space areas.
- 2.4 Develop neighborhood pedestrian access trailheads (without parking) where feasible.
- 2.5 Preserve large contiguous units of open space.
- 2.6 Discourage narrow, left-over strips of open space surrounded by development, except as required for trail systems.
- 2.7 Assist the Fire Protection District to identify wildland fire hazard areas and develop fire access roads.
- 2.8 Protect wildlife habitat by maintaining wildlife corridors and preserving habitat and corridors in new residential neighborhoods.
- 2.9 Utilize conservation and open space easements to preserve existing open space.
- 2.10 Prohibit the use of motorized vehicles within open space areas.

VII. ACTION PLAN RECOMMENDATIONS

Action Plan Strategy

Belmont enjoys significant opportunities to both improve existing parks and to develop entirely new facilities. The master plan recommends the following strategy to facilitate the balanced development of new and improved facilities over the next 15 years:

1. Improve and redesign existing parks to better serve current and future needs.
2. Improve existing schoolgrounds to better serve as neighborhood parks and to provide improved athletic fields.
3. Develop new parks where feasible to increase City-wide total park acreage and to serve those neighborhoods deficient in facilities.
4. Manage and develop the City's open space areas to protect the resource, improve fire protection capabilities, and provide for passive recreation. (See Chapter VIII).
5. Develop bicycle lanes and paths to link residential areas with the park system.

Parks, Special Facilities, and Schoolgrounds

The following text describes the action plan recommendations for parks, special facilities, and school grounds. The discussion is organized by neighborhood. Additional information describing the existing conditions of the parks is presented in the existing facilities inventory included in the appendix. The numbered recommendations do not reflect a priority ranking.

EAST BELMONT

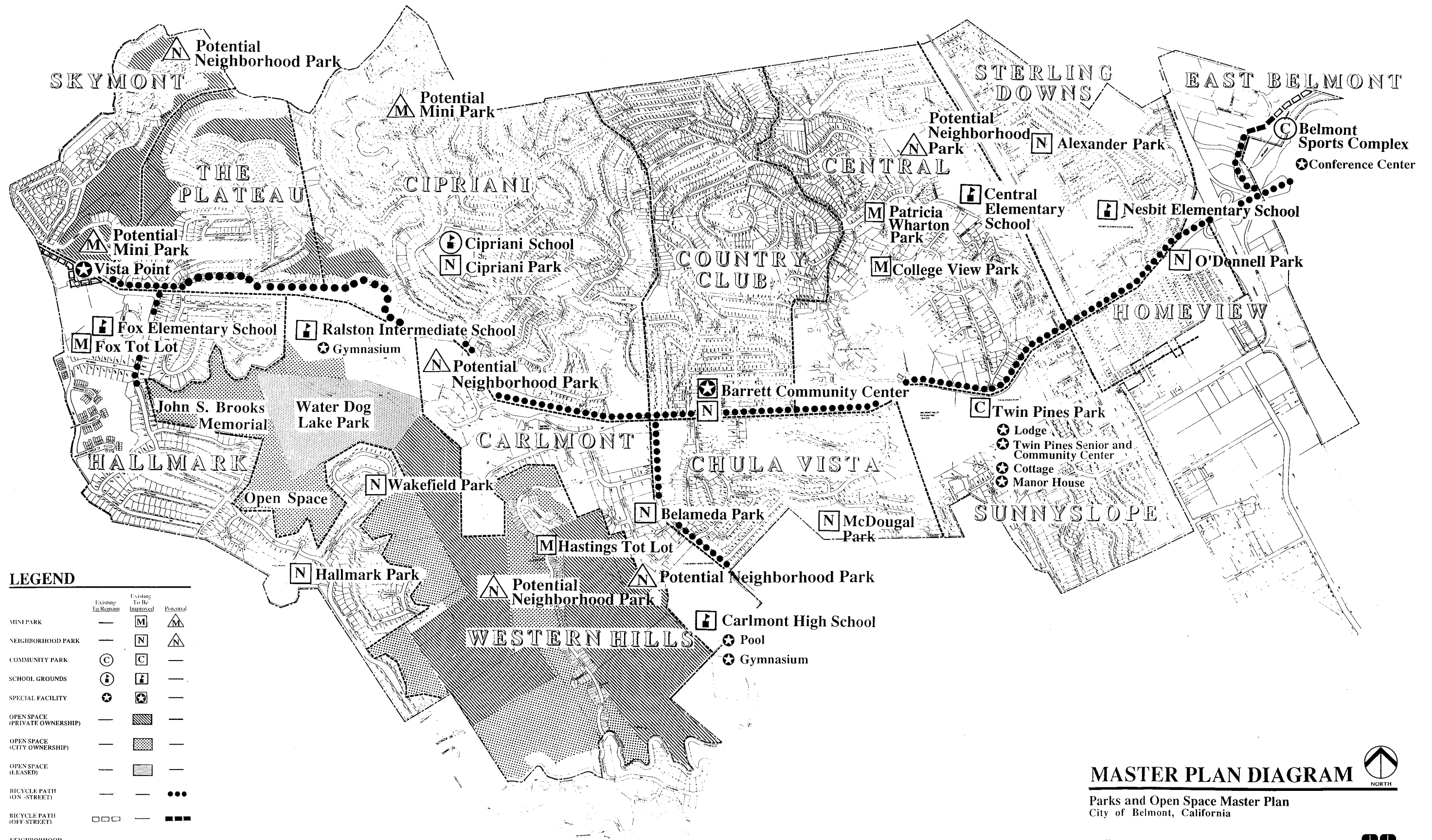
This neighborhood, located between Highway 101 and Redwood Shores, contains a small residential population. The recently-constructed Belmont Sports Complex and Conference Center located here provide first-rate facilities used by the entire community as well as nearby Redwood Shores residents. The Complex includes play areas suitable for neighborhood use.

Belmont Sports Complex and Conference Center

1. No additional capital improvements recommended.
2. Develop use policies to guide scheduling and management of the recreation programs, concessions, and fees for use of the facilities.
3. Evaluate for ADA compliance.

HOMEVIEW

Currently served by one neighborhood park that provides only one-third of the acreage needed, the Homeview neighborhood contains no opportunities for development of additional parks due to the lack of undeveloped land. Efforts to provide for the residents of this area should be concentrated on improving the existing park and those in the nearby Sterling Downs neighborhood.

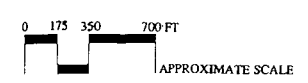


LEGEND

	Existing To Remain	Existing To Be Improved	Potential
MINI PARK	—	M	△
NEIGHBORHOOD PARK	—	N	△
COMMUNITY PARK	⊙	C	—
SCHOOL GROUNDS	Ⓛ	Ⓛ	—
SPECIAL FACILITY	★	★	—
OPEN SPACE (PRIVATE OWNERSHIP)	—	▨	—
OPEN SPACE (CITY OWNERSHIP)	—	▩	—
OPEN SPACE (LEASED)	—	▧	—
BICYCLE PATH (ON-STREET)	—	—	...
BICYCLE PATH (OFF-STREET)	□ □ □	—	—
NEIGHBORHOOD BOUNDARY	----	----	----
NEIGHBORHOOD NAME	CENTRAL	----	----

MASTER PLAN DIAGRAM

Parks and Open Space Master Plan
City of Belmont, California



O'Donnell Park

1. The City has made a commitment to redesign the park in fiscal year 1992-1993 and construct it in fiscal year 1993-94.
2. Provide complete remodel of park.
3. Provide new play areas, picnic facilities, paths, drinking fountain, shade structure, planting, turf, irrigation, and restrooms.
4. Increase noise buffer along Ralston with planting and berming.
5. Evaluate for ADA compliance.

STERLING DOWNS

This neighborhood is served by one neighborhood park and one elementary school that together provide approximately 7.8 acres, just short of the recommended 9.6 acres. No opportunities to develop new parks exist in this built-out neighborhood. Instead, improvement of the existing park, and cooperation with the school district to make the elementary schoolgrounds more accessible and usable by neighborhood residents are recommended. Especially needed are facilities to serve the large percentage of families with young children.

Alexander Park

1. Complete remodel of play areas, including play equipment, surfacing, and seating.
2. Resurface tennis courts, provide new fencing.
3. Additional perimeter screen planting.
4. Remove existing restroom due to difficulty of maintenance. Provide portable restrooms as needed for group events.
5. Turf renovation.
6. Install public telephone.
7. Evaluate for ADA compliance.

Nesbit Elementary School

1. Maintain joint use agreement with school district.
2. Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.
3. Develop play areas and informal picnic and sitting areas to increase useability by neighborhood residents.
4. Install public telephone.
5. Provide drinking fountain.
6. Evaluate for ADA compliance.

SUNNYSLOPE

This neighborhood is served by Twin Pines Park which is considered to be a community park rather than a neighborhood-scale park. In recognition of the need for neighborhood facilities, the City has developed two play areas at Twin Pines in recent years. The park also includes

picnic and sitting areas, and in general it successfully serves the neighborhood in addition to the entire community. No other available areas exist for development of additional parks.

Twin Pines Park

1. Add restroom near group picnic area.
2. Add picnic shelter to group picnic area.
3. Develop interpretive signage or program for site history and natural history.
4. Remove invasive, non-native tree species from woodland.
5. Evaluate for ADA compliance.

Senior and Community Center

1. Add shade structure at patio.
2. Add shade cover at stage.
3. Evaluate for ADA compliance.

Lodge, Cottage, and Manor House

1. Construct deck at top level of Cottage for outdoor dining.
2. Evaluate for ADA compliance.

CHULA VISTA

McDougal park, a former schoolground now owned by the City, provides the needed acreage for this neighborhood. The schoolgrounds should be improved and modified to provide a more park-like atmosphere.

McDougal Park

1. Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.
2. Develop neighborhood gathering place including play areas, picnic and sitting areas.
3. Add restroom, drinking fountain, and concession stand.
4. Install public telephone.
5. Add perimeter field fencing, bleachers, and scorebooths.
6. Evaluate for ADA compliance.

CENTRAL

This neighborhood is currently underserved, with only one elementary school and two small mini-parks that provide 3.7 of the needed 10.3 acres of local parks. Opportunities to provide additional parks are limited, however. One large undeveloped, privately-owned parcel exists on Davey Glen Road, a portion of which could be acquired and developed for recreational use. The College of Notre Dame and the Notre Dame High School include significant recreation facilities, but are privately-owned and availability to the public is limited. The lack of development opportunities underscores the importance of the schoolgrounds to provide needed recreation facilities for the neighborhood.

Central Elementary School

1. Maintain joint use agreement with school district.
2. Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.
3. Enhance entrance area with identification and other signage.
4. Install public telephone.
5. Develop play areas and informal picnic and sitting areas to increase usability by neighborhood residents.
6. Provide drinking fountain.
7. Evaluate for ADA compliance.

Patricia Wharton Mini Park

1. Improve planting and irrigation to reinforce the pleasant garden setting.
2. Encourage neighborhood involvement in maintaining garden plantings.
3. Evaluate for ADA compliance.

College View Mini Park

1. Planting and irrigation improvements, including screen planting at adjacent residential properties.
2. Provide new play equipment and pathways.
3. Enlarge entrance opening by selective shrub removal.
4. Evaluate for ADA compliance.

Davey Glen Property

1. Work with the developer to achieve parkland dedication instead of Quimby Act fees.
2. Develop neighborhood park as part of future development proposal.
3. Consider the relocation of the existing residence to the upper (western) end of the property, to be developed as a small museum, interpretive center or other civic facility. Encourage neighborhood and community involvement in the design, development, and operation.
4. Develop passive interpretive trail or exhibits to take advantage of natural character and archaeological features.

College of Notre Dame

1. Continue to cooperate with the College to maintain and further develop opportunities for public use.
2. Should the property become available in the future, the City should evaluate the feasibility of acquiring it.

COUNTRY CLUB

This neighborhood generates a demand for 9.3 acres of local parks, but contains only the 3.4 acres of former schoolground at the Barrett Community Center. Because no opportunities exist to develop additional acreage, an effort should be made to redesign Barrett to better serve the neighborhood. Barrett provides community-wide special facilities including the "1870 Studios", daycare, and auditorium building. The proximity of Barrett to the central hub of Alameda de las Pulgas and Ralston reinforces the importance of developing these facilities to serve both as a community center and as a neighborhood park.

Barrett Community Center

1. Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.
2. Develop neighborhood gathering place including play areas, picnic and sitting areas.
3. Reconfigure and improve hardcourt area. Reduce expanse of school blacktop paving and redesign basketball courts.
4. Architectural improvements to auditorium should include ADA compliance, creating a better defined sense of entrances, and remodeling exterior to develop a community-oriented appearance to replace the school building look. Develop box office for auditorium.
5. Evaluate feasibility of converting a portion of the existing building complex to a teen drop-in center.
6. Evaluate for ADA compliance.
7. Remodel existing restrooms.
8. Provide drinking fountains.
9. Improve existing parking lot.
10. Develop outdoor plaza area adjacent to auditorium.
11. Develop clear identification for entries to day care, artist studios, and auditorium areas.

CIPRIANI

This neighborhood is well served by Cipriani Park, due to its central location and significant acreage. Limited opportunities exist to develop additional small mini-parks. Such parks would require acquisition of subdivided residential lots in the San Juan Canyon area. Development of park amenities would be constrained by steep topography.

Cipriani Park

1. Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.
2. Install new backstops.
3. Improve entry, provide better identification of the park from the street.
4. Redesign and regrade the slope between the upper turf fields and the lower picnic/park area to provide smoother transition.

5. Provide new play areas.
6. Provide restroom and drinking fountain.
7. Possible site for dog-run for community use.
8. Install public telephone.
9. Evaluate for ADA compliance.

Potential Mini-Park

1. Acquire and develop residential lots, totaling 1/2 to 1 acre in size.
2. Develop creative play area, incorporating slopes into the design.
3. Develop passive sitting and gathering area.
4. Evaluate for ADA compliance.

CARLMONT

The 3,030 residents create a demand for approximately nine acres of local parks, yet have access only to the three-acre Belameda Park. Carlmont High School provides additional resources. One additional neighborhood park is recommended. Two new neighborhood parks recommended for the adjacent Western Hills neighborhood would provide additional resources for Carlmont residents. Improvement of Belameda Park should be a high priority.

Belameda Park

1. Provide complete remodel of park.
2. Central location and adjacent library suggest development of an "urban" park atmosphere. Plazas, a fountain, sitting and gathering areas, an amphitheater, and other creative features and focal points would be appropriate.
3. Reconfigure existing parking area to provide a greater number of spaces without taking away from usable park space.
4. Include play area and shade structure.
5. Allow reasonable space for library expansion. The park planning process should be a cooperative effort between the City and the County library system.
6. Construct public restroom.
7. Provide drinking fountain.
8. Buffer noise from street.
9. Install public telephone.
10. ADA compliance.

Potential Neighborhood Park - Carlmont/Continental

1. Evaluate feasibility of acquiring vacant site located between Continentals and Davis Court adjacent to Ralston.
2. Location would provide park resources close to the Cipriani neighborhood as well as providing for Carlmont needs.

3. Size of parcel (approximately 5 acres) would allow development of additional soccer or baseball fields to serve community. Night lighting of fields would be feasible if impact on nearby apartments could be controlled.
4. Include play area, sitting, and picnic areas.
5. Include off-street parking to minimize impact on apartments. Entrance would be from Continentals.
6. Trail connection to Lake Road and Water Dog Lake is feasible.
7. Re-zoning would be required.

Peninsula Jewish Community Center

1. The City should evaluate the feasibility of acquisition should this property become available.
2. The City should evaluate the feasibility of entering into a joint-use agreement with the J.C.C. to allow some sort of public use.

WESTERN HILLS

This is a large area that consists mostly of undeveloped land. It includes two schools and one mini-park, and has a population of approximately 435. Two new neighborhood parks are proposed here to serve the adjacent Carlmont neighborhood in addition to future residents of new developments in the Western Hills. Open space action plan recommendations areas are discussed in a separate chapter.

Hastings Tot Lot

1. This mini-park warrants a complete remodel. The existing equipment is outdated.
2. Provide new play equipment, sitting areas, shade structures, pathways, and tree planting.
3. Evaluate for ADA compliance.
4. Develop as trailhead for adjacent open space trails.

Ralston Intermediate School

1. Maintain joint-use agreement with school district.
2. Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.

Carlmont High School

1. Maintain joint-use agreement for community use of swimming pool, gymnasium, and weight room.

Potential Neighborhood Park - Carlmont Canyon

1. Develop in conjunction with future housing development.
2. Provide three acres, including play area, passive sitting areas, picnic, and trailhead.
3. Include limited off-street parking.
4. Evaluate for ADA compliance.

Potential Neighborhood Park - Valerga Drive

1. Develop in conjunction with future housing development.
2. Provide same type of development as described above for potential neighborhood park - Carlmont Canyon.

HALLMARK

Hallmark's three parks and one elementary school provide 13 acres of recreation space, over twice the 5.8 acres needed to satisfy the 3 acre per 1,000 population standard. In addition, this neighborhood enjoys access to the adjacent open space areas, as well as direct pedestrian access to the San Mateo County trail system on the adjacent San Francisco Water District lands.

Hallmark Park

1. Increase recreation potential of the site by converting the existing landscape areas into play, picnic, sitting, and lawn areas.
2. Expand overview area with additional seating and paving.
3. Evaluate for ADA compliance. Accessibility into the park will require redesign and regrading of the entrance and path.

Wakefield Park

1. Provide screening of adjacent residences.
2. Develop play area and additional sitting and lawn areas by redesigning and regrading the site.
3. Provide irrigation system.
4. Develop park entry with signage and paving.
5. Install public telephone.
6. Obtain certified arborist's report for maintenance of oak trees.
7. Eradicate noxious plant species and improve planting of hillside between park and street.
8. Evaluate for ADA compliance. Accessibility into the park will require redesign and regrading of the entrance and path.

Fox Tot Lot

1. Redesign and replace existing play equipment.
2. Stabilize existing eroded hillside.

3. Provide additional planting for wind screening.
4. Add public telephone.
5. Redesign concrete tricycle course to address existing safety concerns.
6. Evaluate for ADA compliance.

Fox Elementary School

1. Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.
2. Maintain joint-use relationship with school district.

THE PLATEAU

This neighborhood is located in the San Juan Hills area, and currently includes no developed parks. The remaining available land is characterized by very steep slopes ranging from 15% to 75%. Development of a traditional neighborhood park a minimum of 2 or 3 acres in size is not considered economically feasible. As is the case in the Cipriani neighborhood, opportunities here are limited to the purchase of residential lots for development of a mini-park.

Potential Mini-Park

1. Acquire and develop residential lots, approximately 1 acre in size.
2. Develop creative play area, incorporating slopes into the design.
3. Develop passive sitting and gathering area.
4. ADA compliance.

SKYMONT

Also located in the San Juan Hills, Skymont's situation is similar to the Plateau neighborhood, with no existing parks and mostly steeply sloping land remaining undeveloped. The Laurel Creek Canyon divides the Plateau and Skymont, and provides natural open space for both neighborhoods. There is an undeveloped unsubdivided parcel located at the end of Bishop Road, however, that could be developed as a unique neighborhood park. A pedestrian/bicycle trail connection could link this park with the Plateau neighborhood. The current developer proposal for the Carriage Estates subdivision includes a one-acre mini park located near Ralston Avenue.

Potential Neighborhood Park - Bishop Court

1. Provide typical neighborhood park components, including lawn for informal play, picnic, sitting, and play areas.
2. Active athletic fields are not recommended in order to minimize generation of traffic through the neighborhood.
3. Provide trailhead terminus of proposed Belmont open space trail system, and link to potential Sugarloaf trail system in San Mateo.
4. Provide limited off-street parking.

5. Evaluate for ADA compliance.

Potential Mini Park - Carriage Estates

1. Provide play area, sitting, picnic, and turf areas.
2. Provide trailhead for Laurel Creek Canyon trail system in lieu of trailhead at Vista Point.

Vista Point

1. Maintain in current condition.
2. Provide trailhead connection to proposed open space trail system.

Bicycle Paths and Lanes

Bicycle routes provide recreation opportunities, and alternative method of transportation, and can link residential areas with parks and other destination. Belmont currently has on-street bicycle lanes (Caltrans Class 2 bicycle routes) on portions of Ralston Avenue, and short segments of off-street bicycle paths (Caltrans Class 1 bicycle routes) at the western end of Ralston and in the Island Park area east of 101. The "Ralston Trail" at the west end of Ralston connects Belmont to the existing Crystal Springs Trail and the San Mateo County trail system, including the proposed San Francisco Bay Area Ridge Trail. Improved bicycle routes through Belmont are needed to connect the community to the regional trail systems. The following action items are recommended.

Ralston Avenue Bicycle Lanes

1. Construct one-way bicycle lanes on the entire length of Ralston Avenue in accordance with Caltrans Class 2 standards to improve and complete the existing sections.

Alameda de las Pulgas Bicycle Lanes

1. Construct one-way bicycle lanes on Alameda de las Pulgas (south of Ralston Avenue only) in accordance with Caltrans Class 2 standards. Note: The narrow roadway width north of Ralston precludes the establishment of standard bicycle lanes.

Island Park Bicycle Paths

1. Complete bicycle path to provide connection from Foster City paths to bicycle lanes on Island Drive.
2. Provide connection to Redwood Shores.

Ralston - 101 Interchange

1. Provide bicycle lanes or separated bicycle paths to cross Highway 101 in conjunction with the interchange improvement project.

Sports Facilities

The available number of active recreation facilities is adequate to meet current demand. Because the City's population is not expected to increase substantially, demand for additional facilities would occur only if participation rates increase in the future. Should this occur, efforts should be made to create additional fields at existing sites by reconfiguring field layout.

With the exception of the Belmont Sports Complex, however, the current condition of the turf, court surfaces, and supporting amenities is substandard. A complete renovation of most facilities is recommended. It is also important to note that the majority of these facilities occur on School District property. Formalized agreements for joint City-School District use should be developed to ensure public availability of these important resources. Also, should any school site be subject to future sale, the City should make every effort to obtain the site through the provisions of the Naylor Act.

Table VII-1
SPORTS FACILITIES INVENTORY AND RECOMMENDATIONS

Facility	Total # Existing	(@ School Sites)	(@ City Parks)	National Standard	Total Recomm.	Add'l Recomm.	Summary
1. Baseball	30	22	8	5 (1/5000)	30	0	Improve condition of existing fields.
2. Soccer	6	5	1	3 (1/10,000)	6	0	Improve condition of existing fields.
3. Football	1	1	0	1 (1/20,000)	1	0	Used by schools only. New football fields not required for City programs.
4. Tennis Court	11	6	5	13 (1/2,000)	13	2	Improve condition of existing courts.
5. Basketball Court	28 (full) 7 (half)	27 (full) 7 (half)	1 (full)	5 (1/5,000)	30	0	Improve condition of existing schoolground courts.
6. Swimming Pool	1	1	0	1 (1/20,000)	1	0	One additional pool is available to members of the Jewish Comm. Center.

Note: Projections are based on target population of 25,700.

ADA Requirements

The Americans with Disabilities Act of 1990 is a civil-rights law that prohibits discrimination on the basis of disability. It requires, among other things, that facilities, services, and programs provided by cities be accessible to the disabled. Cities must conduct a self-evaluation and develop a transition plan to bring existing facilities and services into compliance. All new construction and all alteration of existing facilities must also comply. With respect to parks and open space, the City of Belmont should begin the compliance process as soon as possible. Existing facilities should be inventoried and evaluated, and appropriate corrective measures designed and implemented.

Interpretive Facilities

Belmont's cultural and natural history provide an exciting background for informal education. Interpretive signage, displays, and programs would be welcome additions throughout the park system. The City's commitment to the arts also provides unique subject matter for the public.

VIII. BELMONT'S OPEN SPACE

Existing Conditions

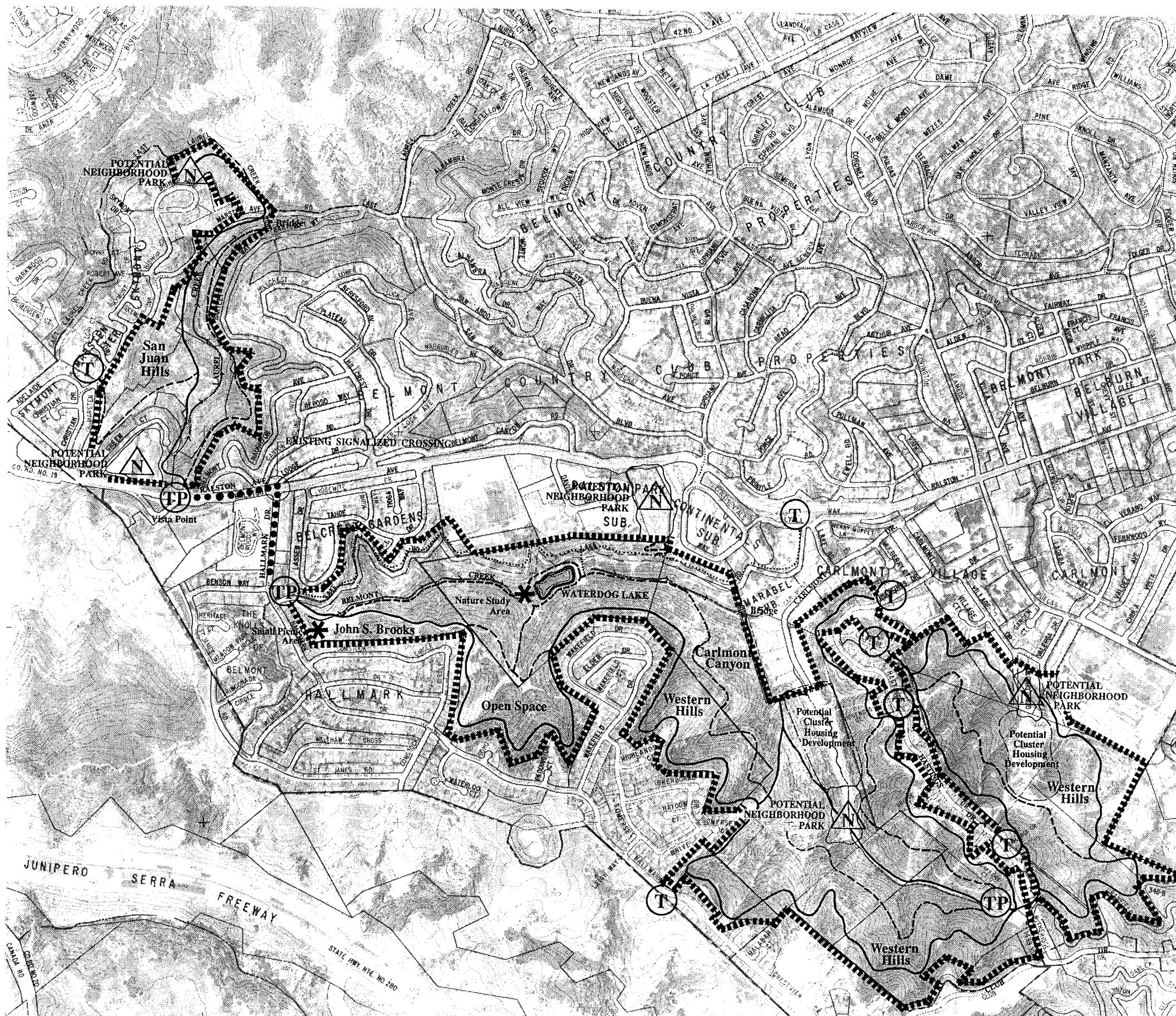
Belmont is fortunate to have retained a significant amount of hilly undeveloped land in the western portion of the City. These areas contribute greatly to the character of Belmont and possess many inherent values: scenic beauty, visual relief from the urbanized area, preservation of natural ecosystems, watershed management, and providing space for passive recreation and outdoor education. The adjacent S.F. watershed lands provide additional resources.

The undeveloped areas consist of steeply sloping hillsides and canyons that are surrounded by residential development on the ridges above. Small portions have been disturbed by grading and drainage improvements associated with the adjacent development. Vegetation is predominantly native and includes grassland, oak woodland, riparian woodland, chaparral, and scrub. The higher elevations offer vistas from nearby Sugarloaf Mountain to the San Francisco skyline and East Bay, while the canyons offer a more intimate natural experience and a feeling of separation from the surrounding urban area. Belmont's open spaces are further described in the City's San Juan Hills Area Plan (March 1988) and the Western Hills Area Plan (June 1990). The remainder is in private ownership and is subject to residential development.

Preservation of Belmont's open space is not guaranteed, however. While much is either in public ownership (City land) or quasi-public ownership (College of Notre Dame lands leased to the City), the remainder is privately held and is subject to residential development. Engineering technology makes development feasible in extremely steep areas. Fortunately, the two Area plans, which have been adopted as amendments to the City's General Plan, have designated these areas as "Hillside Residential and Open Space". Policies adopted for these areas limit development and encourage the preservation of open space, vegetation, and natural resources.

Table VIII-1
OPEN SPACE INVENTORY

<u>Open Space Area</u>	<u>Type</u>	<u>Ownership</u>	<u>Acreage</u>	<u>Remarks</u>
San Juan Hills	Private	250 Separate Owners	6.5 acres	San Juan Hills Area Plan encourages preservation of open space.
John S. Brooks	Public	City	51 acres	Dedicated to City in 1978.
Water Dog Lake Park	Quasi-Public	College of Notre Dame	50 acres	Land is leased by the City.
Carlmont Canyon	Private	Private	90 acres	Development is limited to 33 units in one location.
Western Hills- West of Hastings	Public	City	120 acres	Open space management and trails development must be coordinated with Carlmont Canyon area.
Western Hills - East of Hastings	Private	Private	86 acres	Development limited to 38 units in one location.



- ### LEGEND
- SURFACE STREET TRAIL CONNECTION
 - MULTI-USE TRAIL
 - - - SINGLE USE TRAIL
 - EXISTING MULTI-USE TRAIL
 - TP POTENTIAL TRAILHEAD WITH OFF-STREET PARKING
 - T POTENTIAL TRAILHEAD NO OFF-STREET PARKING
 - N POTENTIAL NEIGHBORHOOD PARK
 - OPEN SPACE BOUNDARY

BELMONT OPEN SPACE TRAILS

Parks and Open Space Master Plan
City of Belmont, California

The value of the open space lands will be maximized if they are treated as a single unit. Coordinated planning and management policies are necessary for effective vegetation management, fire prevention, and recreational trail establishment.

An integrated approach will be more easily accomplished on the lands south of Ralston, where 96% of the privately-owned undeveloped land is held by two owners. This land includes a 90-acre holding in the Carlmont Canyon, and the 86-acre slope east of Hastings Drive. Under the Western Hills Area Plan, development is limited to 33 units in Carlmont Canyon and 38 units east of Hastings Drive. The Area Plan requires the new housing units to be clustered together on the Carlmont Canyon valley floor, and east of Hastings to be clustered on the lower portion of the site near Valerga Drive. This approach will leave the steep hillsides undeveloped.

North of Ralston, undeveloped land in the San Juan Hills consists of over 250 separate private ownerships on over 500 vacant lots. The San Juan Hills Area Plan seeks to control future development by encouraging cluster development, density transfer, reconsolidation of lots, lot merger, limiting the number of houses in vacant subdivided areas, restricting development in geologic hazard areas, and other methods. The Plan also encourages protection of natural resources and views, and the establishment of a continuous public greenbelt.

Action Plan Recommendations

Preservation of the remaining open space is an important City goal. It is possible to create a greenbelt that would stretch from San Mateo to San Carlos, interrupted only by the developed area between Ralston Avenue and Lake Road. The City should pursue land acquisition, dedication of conservation and public access easements, and employ development controls to encourage preservation of as much area as possible.

The preserved open space should be retained in a natural state for passive recreation, education, and aesthetic purposes. Vegetation management will be required to create and maintain native ecosystems and for fire control. Development should be limited to those types of facilities that support the intended passive uses, including trails, trailheads, signage, picnic areas, and small neighborhood parks.

San Juan Hills Open Space (Private)

1. Create a continuous greenbelt extending from Ralston Avenue north to Sugarloaf Mountain and then southeast to the Marburger area. Include portions of the Area Plan statistical subareas of Laurel Creek Canyon, Bartlett, Lower Lock, Upper Lock, Marburger, and Marburger Unsubdivided.
2. Evaluate feasibility of acquiring the Laurel Creek Canyon area for public open space.
3. Acquire open space easements in favor of the City on those greenbelt areas retained in private ownership.
4. Develop a multi-use trail and a single-use trail extending through Laurel Creek Canyon from the Vista Point on Ralston to the City limit at Sugarloaf Mountain.

5. Develop trailhead access points at the Vista Point and at the proposed neighborhood park at Bishop Road.
6. Implement vegetation management program for fire control and natural resource enhancement.



Laurel Creek in San Juan Hills open space

John S. Brooks Open Space (Public)

1. Develop trailhead with limited off-street parking for up to 15 vehicles on the Lake Road cul-de-sac at Hallmark Drive.
2. Develop multi-use and single-use trails to connect with Water Dog Lake and the remaining open space areas to the south.
3. Develop small picnic area on the level area just below the Hallmark/Lake Road entrance. Prohibit barbecues.
4. Implement vegetation management program for fire control and natural resource enhancement.

Water Dog Lake Park (Quasi-Public)

1. Maintain lease agreement with College of Notre Dame. The current 50-year lease initiated in 1965 carries an option to extend for an additional 50 years.
2. Develop single-use trail systems.
3. Improve trail around lake to address safety concerns.
4. Develop nature study area to take advantage of natural marsh at west end of lake. Develop boardwalk access across portions of marsh. Implement marsh vegetation management and enhancement program, possibly in conjunction with the schools.
5. Improve entrance at Lyall Way and Lake Road. Develop trailhead without off-street parking with signage, fencing, gate, and drinking water supply.
6. Develop single-use trail connection from Lake Road to proposed Carlmont neighborhood park near Continentals Way.
7. Implement vegetation management program for fire control and natural resource enhancement.
8. Develop maintenance program for periodic lake dredging to maintain flood control capacity.

Carlmont Canyon (Private)

1. Develop multi-use and single-use trails to connect to Water Dog Lake and the City-owned Western Hills open space areas.
2. Develop trailhead with off-street parking in conjunction with potential Carlmont Canyon Neighborhood Park.
3. Implement vegetation management program for fire control and natural resource enhancement.
4. Acquire open space easements in favor of the City on the portions to remain undeveloped.

Western Hills - West of Hastings (Public)

1. Develop multi-use and single-use trails to connect to Carlmont Canyon.
2. Develop a trailhead with off-street parking at the southern end of Hastings Drive.
3. Implement vegetation management program for fire control and natural resource enhancement.

Western Hills - East of Hastings (Private)

1. Acquire an open space easement in favor of the City for the portion of this property to remain undeveloped.
2. Develop multi-use and single-use trails.
3. Develop a trailhead with off-street parking in conjunction with the proposed neighborhood park at Valerga Drive.
4. Implement vegetation management program for fire control and natural resource enhancement.

Design Guidelines

Multi-use Trails

Multi-use trails are proposed throughout the open space areas to create a network extending from San Mateo to San Carlos. These trails would be open to hikers, mountain bicyclists, and equestrians. They would be gravel-surfaced and 10 to 12 feet in width to accommodate emergency, service, and fire-fighting vehicles. No other motor vehicles would be permitted. They are generally proposed for the higher elevations where they would help create a fire break and allow fire truck access adjacent to the surrounding subdivisions. Drainage improvements would include surface swales and drain dips or drains bars, and subsurface culverts where necessary. Trail gradients of 10% or less are desirable with 15% considered a maximum. Accessible trails must slope at 8.33% or less. To the greatest extent possible compatible with terrain, multi-use trails should be made accessible.

Single-Use Trails

These trails would be narrow earthen paths open to hikers only, from two to four feet in width. They are proposed for the lower elevations including valley floors and also to connect to the multi-use trail system. The single-use trail system would also extend the length of Belmont's open space areas from San Mateo to San Carlos, and would provide a more secluded, natural hiking experience than would the multi-use trails.

Trailhead with Parking

Four trailhead areas with limited off-street parking are proposed for either end of each of the two major open spaces north and south of Ralston Avenue. These trailheads would provide 12 to 24 paved parking spaces each to reduce impact on the residential areas. Direct access to the open space would be controlled with fencing and gates. A source of drinking water, benches, and appropriate signage would be provided. Small picnic areas would also be appropriate.

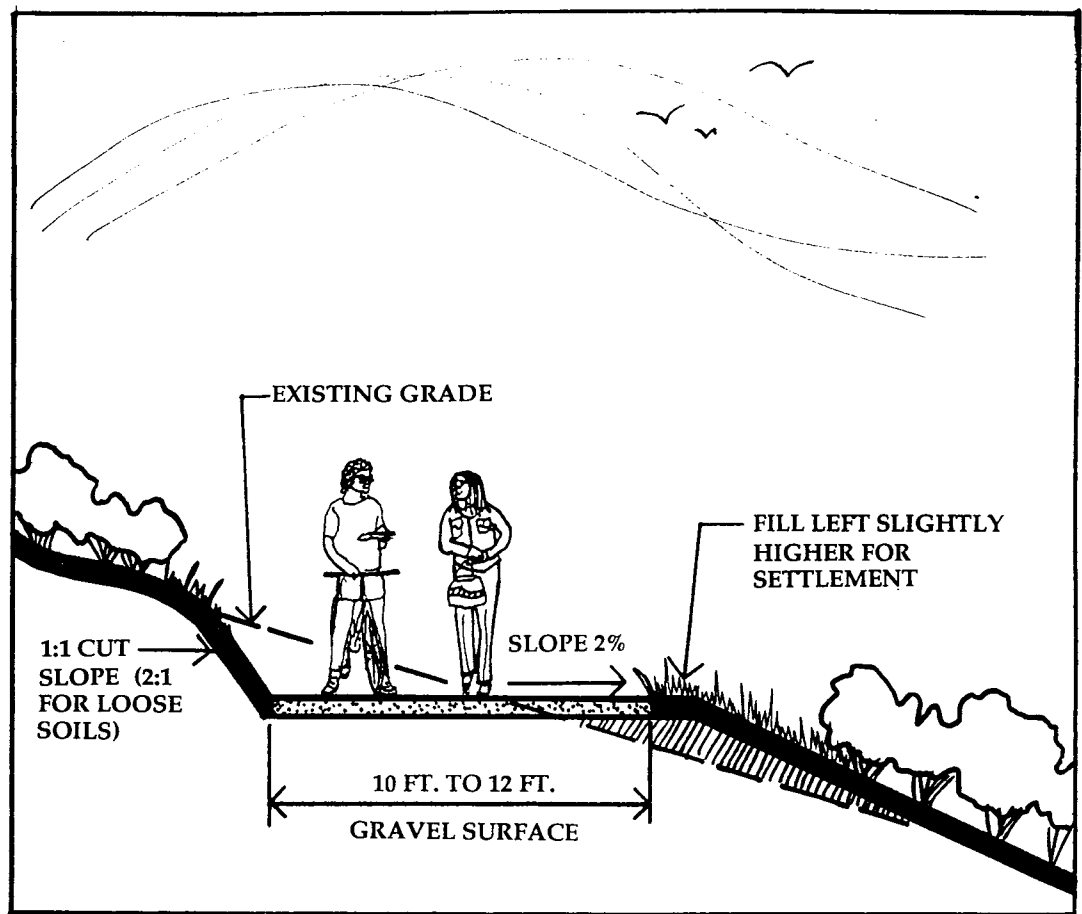
Trailhead without Parking

Pedestrian and bicycle access would also be provided at appropriate locations to facilitate access for residents of adjacent neighborhoods. These trailheads would include signage, benches, and access control fences and gates.

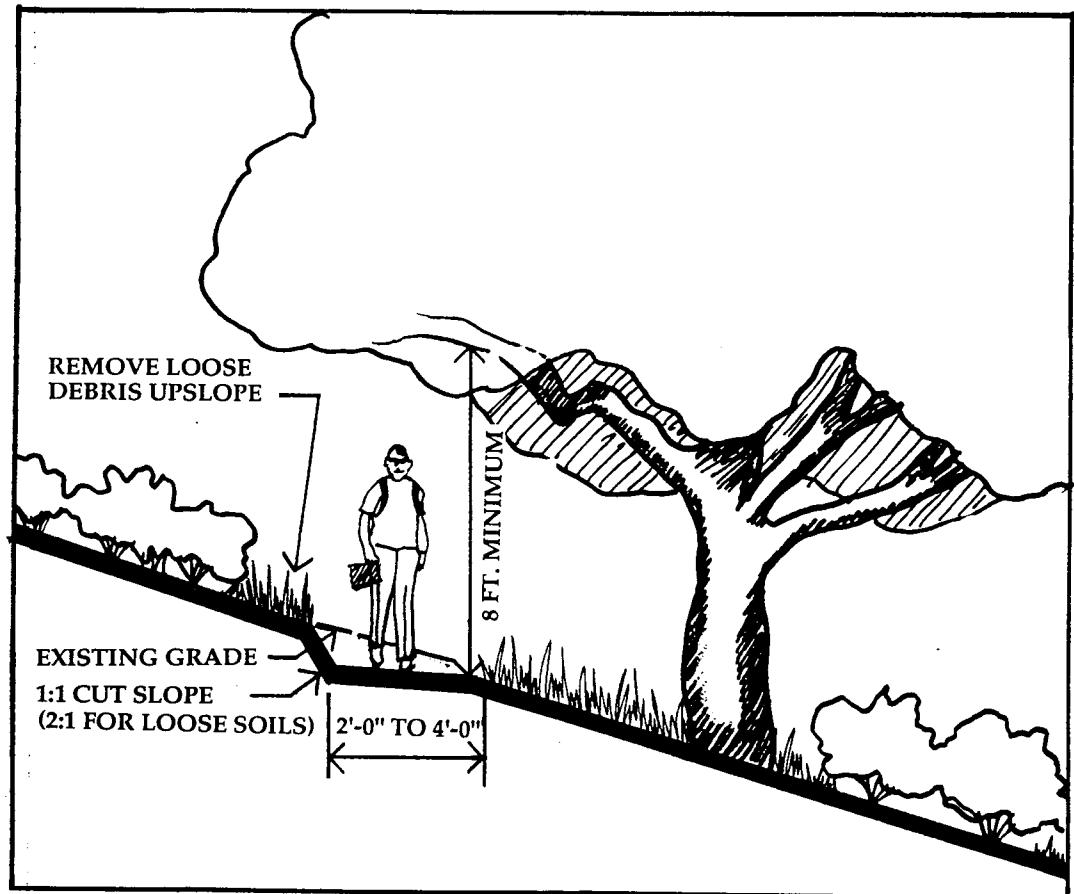
Signage

Signage is very important to the efficient functioning and management of open space areas. The following signage types are required:

1. **Identification.** Signs at trailheads to identify the open space areas and orient the user. Signs to identify individual trails.
2. **Informational/Regulatory.** Rules, restriction, and hours of use.



Multi-Use Trail

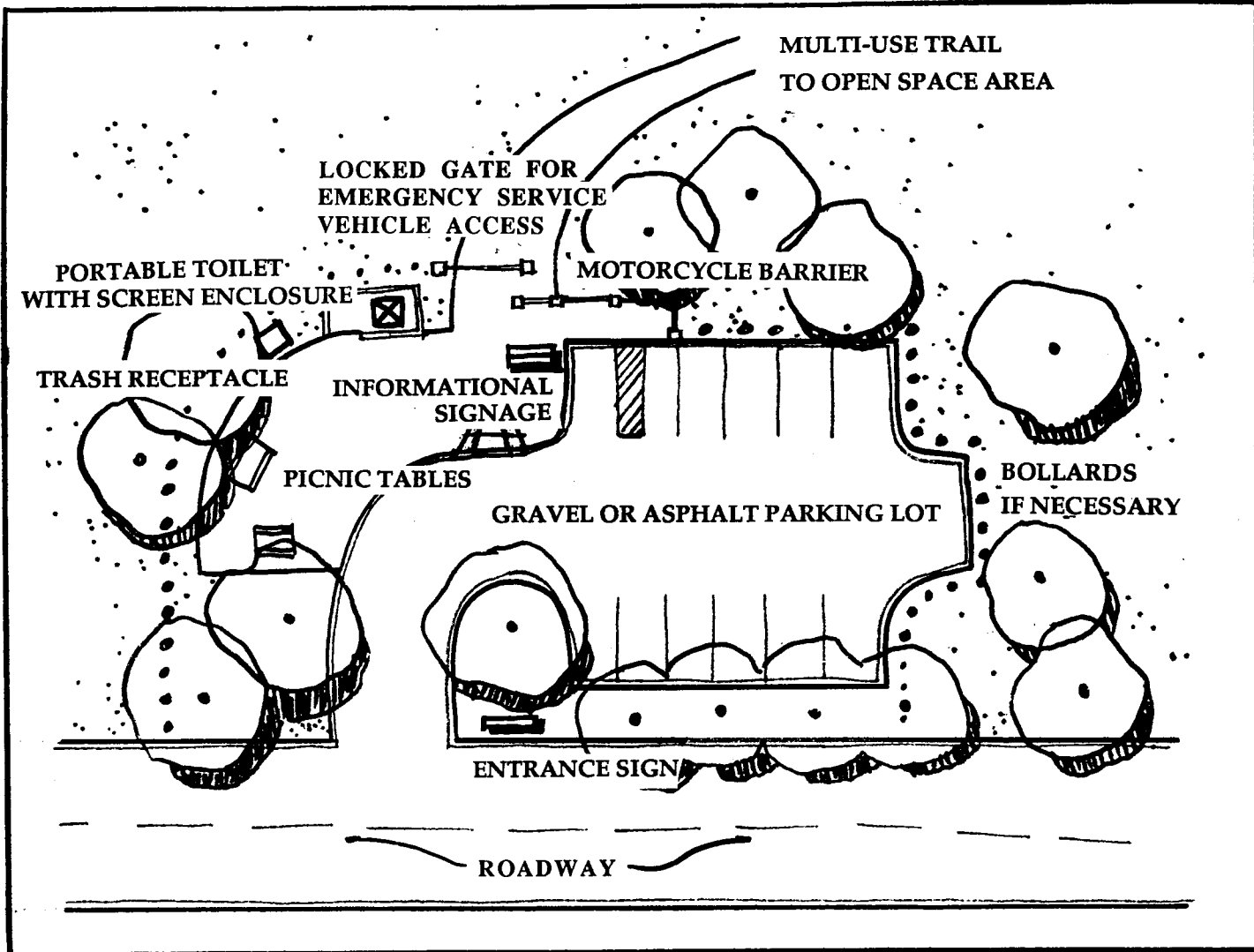


Single-Use (Hiking) Trail

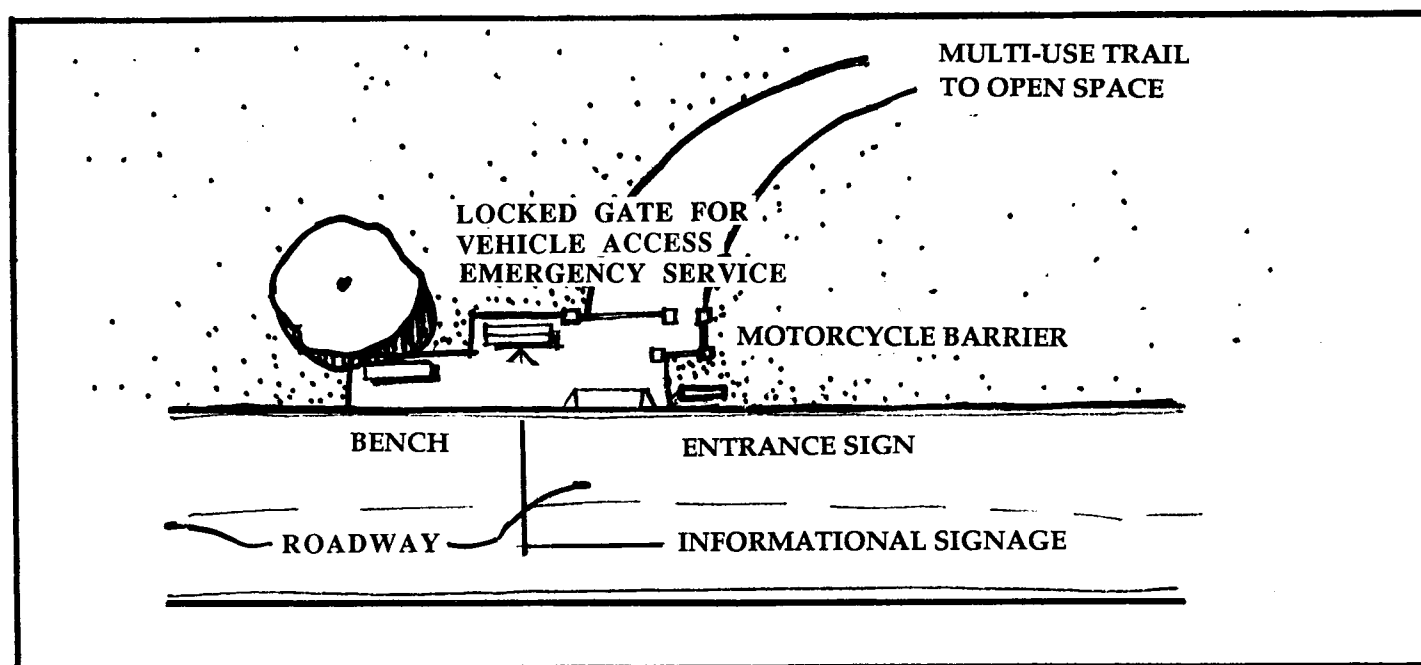
3. **Interpretive.** Educational exhibits to explain natural history and warn of potential dangers such as poison oak and wood ticks.
4. **Directional.** Signs at trailheads and along trails to indicate directions and distances.

Fire Hazard Assessment

A discussion of the fire hazard potential of Belmont's open space is contained in the "City of Belmont Open Space Fire Hazard Assessment and Recommendations", a study prepared as part of this master plan and on file in the Parks and Recreation Department office. The report describes the existing conditions of the open space areas, including fuel types, vegetation, potential irrigation patterns, and access. The study also provides guidelines for acceptability of parcels for acquisition or preservation as open space. Recommendations for management of the open space include improving access for fire-fighting vehicles, fuel reduction, vegetation management, replacement of flammable street trees with less-flammable species, and eradication of exotic plant species.



Trailhead with Parking



Trailhead without Parking

IX. IMPLEMENTATION

Priority Development Plan

Each proposed individual development project is listed below in Table IX-1. A three-tiered ranking system indicates the priority of each project relative to all others. The suggested time frame would see the A-priority projects developed in 1992-1997, the B-priority projects in 1997-2002, and the C-priority projects in 2002-2007. This suggested sequencing is not binding, and may be modified over time due to availability of funding resources, public interest, and other changing conditions.

The suggested priorities were developed through the public participation process, and with the assistance of the Advisory Committee, the Parks and Recreation Commission, and reflect the author's professional judgement. In general, the priorities reflect the strategy outlined in Chapter VII. A high priority is assigned to improvement of existing facilities, provision of neighborhood-oriented facilities in underserved areas, and preservation and development of open space areas. Development of new parks was generally viewed as a lower priority. It should be noted, however, that acquisition of land for the new parks must be pursued in a timely fashion if they are to be developed at a later time.

Acquisition, Development, and Improvements

Cost estimates have been prepared for acquisition and development of new parks and recreation facilities, and improvements to existing facilities. Estimated development includes costs for design, engineering, testing and construction. Acquisition costs for new parks are unknown and subject to significant variation inherent in the real estate market. All figures are in 1992 dollars.

Table IX-1

ESTIMATED DEVELOPMENT COSTS

<u>Community Facilities - Existing to be Improved</u>	<u>Suggested Priority</u>	<u>Acquisition</u>	<u>Development</u>	<u>Subtotal</u>
Barrett Community Center - Building Improvements	A	0	\$1,000,000	
Twin Pines Park Improvements	A	0	385,000	
Dog Run at Cipriani Park	A	0	10,000	
Ralston Intermediate School	C	0	900,000	
Acquire Jewish Community Center (if feasible)	A	unknown	<u>unknown</u>	
				\$2,295,000

Neighborhood Facilities - Existing to be Improved

Alexander Park	B	0	325,000
Barrett Community Center - Park Improvements	A	0	675,000
Belameda Park	A	0	750,000
Central School	B	0	500,000
Cipriani Park	B	0	1,200,000

Table IX-1 (continued)

<u>Neighborhood Facilities - Existing to be Improved</u>	<u>Suggested Priority</u>	<u>Acquisition</u>	<u>Development</u>	<u>Subtotal</u>
College View Mini Park	C	0	150,000	
Fox Tot Lot	B	0	175,000	
Fox School	C	0	750,000	
Hallmark Park	C	0	500,000	
Hastings Tot Lot	B	0	150,000	
McDougal Park	B	0	900,000	
Nesbit School	C	0	900,000	
O'Donnell Park	A	0	250,000	
Patricia Wharton Mini Park	C	0	50,000	
Wakefield Park	B	0	250,000	
				<u>\$7,525,000</u>

Neighborhood Facilities - Potential New

Carlmont Canyon Neighborhood Park (3 acres)	B	unknown	600,000	
Carlmont/Continental Neighborhood Park (5 acres)	C	unknown	1,000,000	
Cipriani Mini Park (1 acre)	B	unknown	300,000	
Davey Glen Neighborhood Park (2 acres)	B	unknown	400,000	
Plateau Mini Park (1 acre)	B	unknown	300,000	
Skymont (Bishop Road) Neighborhood Park (5 acres)	C	unknown	1,000,000	
Skymont (Carriage Estates) Neighborhood Park (1 acre)	C	unknown	200,000	
Valerga Drive Neighborhood Park (3 acres)	C	unknown	600,000	
				<u>\$4,400,000</u>

Bicycle Paths and Lanes

	<u>Priority</u>	<u>Acquisition</u>	<u>Development</u>	<u>Subtotal</u>
Ralston bicycle lanes (3.8 mi)	A	0	10,000	
Alameda de las Pulgas bicycle lanes (0.7 mi)	B	0	2,000	
Island Park bicycle path (700 l.f.)	B	0	20,000	
Ralston - 101 Interchange bicycle path improvements	B	0	10,000	
				<u>\$42,000</u>

Open Space Facilities

San Juan Hills				
Single Use Trails (1.3 mi)	A	0	65,000	
Multi Use Trails (1.1 mi)	A	0	220,000	
Trailhead without Parking	B	0	50,000	
Easement or Fee Title	A	unknown	0	
Signage	A	0	25,000	
John S. Brooks Memorial				
Single Use Trails (0.3 mi.)	A	0	15,000	
Multi Use Trails (1.3 mi)	A	0	260,000	
Trailhead with Parking	B	0	200,000	
Picnic Area	B	0	50,000	
Signage	A	0	25,000	

Table IX-1 (continued)

<u>Open Space Facilities</u>	<u>Suggested Priority</u>	<u>Acquisition</u>	<u>Development</u>	<u>Subtotal</u>
Water Dog Lake				
Single Use Trails (1.3 mi)	A	0	65,000	
Multi Use Trails (0.4 mi)	A	0	80,000	
Nature Study Area	B	0	100,000	
Trailhead without Parking	B	0	50,000	
Signage	A	0	25,000	
Western Hills (West of Hastings) and Carlmont Canyon				
Single Use Trails (2.4 mi)	A	0	120,000	
Multi Use Trails (4.5 mi)	A	0	900,000	
Bridge	A	0	50,000	
Trailhead with Parking	B	0	250,000	
Trailheads without Parking (3 each)	B	0	150,000	
Easement or Fee Title	A	unknown	0	
Signage	A	0	25,000	
Western Hills (East of Hastings)				
Single Use Trails (0.7 mi.)	A	0	35,000	
Multi Use Trails (2.2 mi.)	A	0	440,000	
Trailhead without Parking (2 each)	B	0	100,000	
Easement or Fee Title	A	unknown	0	
Signage	A	0	25,000	
				\$3,325,000
			TOTAL	\$17,587,000

Table IX-2
SUMMARY OF COSTS FOR EACH PRIORITY

Priority A	1992-1997	\$5,455,000.
Priority B	1997-2002	\$6,082,000.
Priority C	2002-2007	\$6,050,000.
Total		\$17,587,000.

Note: All costs are in 1992 dollars

Funding Sources

Implementation of the program outlined in this 15-year master plan will require funding through a number of different sources and methods. Because the City's general fund allocation is needed mainly for operation and maintenance, new sources must be utilized.

Quimby Act: The City's park dedication ordinance under the Quimby Act requires 3 acres of land dedication per 1000 residents (or fee in-lieu) of new subdivision projects. Because relatively few new subdivisions are expected in Belmont, this source is limited. However, due to a provision of the Act, up to 5 acres per 1000 residents may be required if a like amount of existing parkland is already provided by the City. Belmont should revise its Quimby Act ordinance to reflect the higher amount of existing park acreage.

Development Impact Fees: It is recommended that the City adopt an impact fee ordinance that requires new development to mitigate impact on the City's park system. Such a fee could be imposed on new business, commercial, single-family, and multi-family residential development.

Redevelopment Agency: Parks located within the redevelopment area would be eligible for redevelopment funding or either a pay-as-you-go basis or through bonding.

Bonding: For large, more expensive projects, bonding may be the only feasible method of obtaining the necessary capital amounts. Municipal bonds, general obligation bonds, and limited obligation bonds may be used for capital improvements, but they require two-thirds voter approval. Local voter initiatives also may be used to bond for acquisition and improvement of open space lands.

Federal and State Grants: Categorical or "block" grants from the State or Federal Government continue as the "financing technique of choice", if these funds are available. The problem with grants is that their availability is unpredictable. The trend at both the Federal and State level is not in the direction of more grants. A State Park and Recreation bond issue (Proposition 149) was defeated by California voters in November, 1990. An exception to this trend is in the area of transportation improvements. Several sources would be available for bicycle paths and trails, including the following:

California Bikeways Act (State of California Department of Transportation)

A maximum of \$90,000 per project per year will be allocated from the \$360,000 in funds available per year from the Bike Lane Account.

Rail Transportation Bond Act Initiative Statute (Proposition 116)

A maximum of \$4 million per year for five years beginning in 1991 is allocated by the California Transportation Commission through a competitive process. Funds will be provided for bicycle improvement projects that improve safety and convenience for bicycle commuters. Matching funds by local agencies are required.

Transportation Development Act (TDA) Article 3

A percentage of the State sales tax is provided as competitive block grants for implementation and development only (not acquisition) of local pedestrian and bicycle facilities. Examples of facilities acceptable for funding include bicycle lanes, bridges and Class I paths.

Federal Bikeway Funds (23 U.S.C. Section 217)

A maximum of \$4.5 million per year is available for 100 percent funding of independent bicycle facilities. While no matching funds are required, Federal Bikeway Funds are redirected from Federal Highway Funds and application must be made for authority to redirect funds for bikeways from State highway work.

Rivers and Trails Conservation Assistance Program (National Park Service)

While no funds are available as part of the program, technical assistance is provided for trail development, free of charge by the Park Service. Assistance includes strategies for fund raising, procedures for public involvement, and guidelines for design implementation.

State Coastal Conservancy

The Coastal Conservancy provides grant funding to local agencies for coastal and bayshore access improvements, trails, and habitat acquisition and enhancement.

1991 Federal Intermodal Surface Transportation Efficiency Act (ISTEA)

\$151 billion will be distributed nationwide during fiscal years 1992 through 1997. Although most of this funding is earmarked for the Interstate Highway System, mass-transit, and other vehicular improvements, a portion will be set aside for transportation enhancement projects which could include bicycle trails, pedestrian trails, landscaping, acquisition of scenic easements, and other non-vehicular projects.

Gifts and Endowments: Contributions from private individuals or businesses are an attractive source of financing. They are normally accompanied by some gesture of recognition to the donor. Although fundraising through donations is unpredictable, it would help supplement other more-reliable sources. The City's "Open Space Fund" should be publicized and promoted as one fundraising source.

Assessment District: Several state acts authorize the establishment of local assessment districts without voter approval. The Landscape and Lighting Act of 1972 is commonly used. Because improvements must be paid for annually on a pay-as-you-go basis, assessment revenue may be more well suited to maintenance than capital improvements.

Volunteerism: Certain park improvements and maintenance activities can be accomplished with the help of volunteer labor. Neighborhood associations or a non-profit parks and recreation foundation could be helpful in organizing these efforts. The California Conservation Corps and prison inmate work furlough programs are also available.

Table IX-2
FUNDING SOURCES

	POTENTIAL FUNDING SOURCE							
	General Fund	Grants	Open Space Fund/Donations	Assessment District	Redevelopment Agency	Quimby Act Dedication/In-Lieu	Development Impact Fees	Bonds
COMMUNITY FACILITIES								
Barrett Community Center		O	O	O			O	X
Building Improvements								
Twin Pines Park Improvements	X	O	O	O			O	
Ralston Intermediate School	O	O	O	O				X
Dog Run at Cipriani Park	X	O	O	O			O	
NEIGHBORHOOD FACILITIES (EXISTING TO BE IMPROVED)								
Alexander Park	O	O	O	O	X			X
Barrett Community Center - Park Improvements	O	O	O	O				X
Belameda Park	O	O	O	O				X
Central School	O	O	O	O	X			X
Cipriani Park	O	O	O	O				X
College View Mini Park	O	O	O	O				X
Fox Tot Lot	O	O	O	O				X
Hallmark Park	O	O	O	O				X
Hastings Tot Lot	O	O	O	O				X
McDougal Park	O	O	O	O				X
Nesbit School	O	O	O	O				X
Patricia Wharton Mini Park	O	O	O	O				X
O'Donnell Park	O	O	O	O	X			X
Wakefield Park	O	O	O	O				X

X - Primary Source

O - Supplemental Source

Table IX-2
FUNDING SOURCES (continued)

	POTENTIAL FUNDING SOURCE							
	General Fund	Grants	Open Space Fund/Donations	Assessment District	Redevelopment Agency	Quimby Act Dedication/In-Lieu	Development Impact Fees	Bonds
NEIGHBORHOOD FACILITIES (POTENTIAL NEW)								
Carlmont Canyon Neighborhood Park		O		O		X	X	O
Carlmont/Continental Neighborhood Park		O		O		X	X	O
Cipriani Mini Park		O		O		X	X	O
Davey Glen Neighborhood Park		O		O		X	X	O
Plateau Mini Park		O		O		X	X	O
Skymont (Bishop Court) Neighborhood Park		O		O		X	X	O
Skymont (Carriage Estates) Neighborhood Park		O		O		X	X	O
Valerga Drive Neighborhood Park		O		O		X	X	O
OPEN SPACE FACILITIES								
Single Use Trails	O	X	O	O				
Multi Use Trails	O	X	O	O				
Trailheads	O	X	O	O				
Picnic Area	O	X	O	O				
Nature Study Area	O	X	O	O				
BICYCLE PATHS AND LANES								
Ralston bicycle lanes		X						
Alameda de las Pulgas bicycle lanes		X						
Island Park bicycle paths						X	X	
Ralston - 101 Interchange								X

X - Primary Source
O - Supplemental Source

X. OPERATION AND MAINTENANCE

Existing Park Maintenance Levels and Budget

Belmont is actively maintaining 71 of the 95 total developed park acres. The remaining 24 acres consist of School-District maintained asphalt playgrounds and the natural hillside in Twin Pines Park. Belmont's current operation and maintenance funding level is above that of two nearby peninsula cities, but below that of five. Belmont's current budget of \$8,435 per acre lags behind the eight-city average of \$11,898 by \$3,554 (Table X-1).

Current maintenance levels in Belmont are fairly typical of many California cities that have limited funding resources. The Sports Complex receives a high level of care consistent with its intensity of use and the need for safety associated with organized athletics. The City parks are maintained in an average condition. Turf is mowed once per week, restrooms receive adequate attention, and safety concerns are attended to promptly. However, current funding levels do not allow any additional effort that would elevate the parks' condition and enhance their value to the community. School fields maintained by the City receive little more than normal turf maintenance.

Table X-1
COMPARATIVE PARK MAINTENANCE BUDGETS- Peninsula Cities

<u>City</u>	<u>Annual Budget</u>	<u>Maintained Acres</u>	<u>\$/Acre</u>	<u>Acres Per Full-time Personnel</u>	<u>Funding Source</u>
Belmont	\$599,000.	71	\$8,435.	6.8	General Fund
Burlingame	\$940,000.	65	\$14,460.	2.5	General Fund
Menlo Park	\$423,485.	65	\$6,515.	9.3	General Fund
Foster City	\$1,411,000.	121	\$11,660.	5	General Fund
San Carlos	\$643,000.	85	\$7,565.	7.7	General Fund
San Mateo	\$2,377,500.	125	\$19,020.	4.6	General Fund
Redwood City	\$1,700,000.	129	\$13,175.	5.2	General Fund
Mt. View	\$2,885,000.	201	\$14,355.	6.9	General Fund
(Average)	-	-	\$11,898.	6.0	-

Note: All figures are in 1992 dollars

Improved Park Maintenance Levels

Due to the limited availability of land for construction of new parks, Belmont's existing parks are a high priority. Making strategic capital improvements and improving the conditions of existing parks are necessary for achievement of this Master Plan's goals. Improved maintenance will require an additional commitment of economic resources. Table X-2 shows the impact of increasing the budget to a desired funding level of \$12,000/acre to maintain the existing 71 acres. The \$253,000 increase equates to an increase of \$24.54 per year per household.

Table X-2**INCREASED ANNUAL MAINTENANCE COSTS AT DESIRED LEVEL FOR CURRENT ACREAGE**

<u>Current Acres</u>	<u>Desired Funding Level</u>	<u>Desired Annual Budget</u>	<u>Current Annual Budget</u>	<u>Desired Increase</u>	<u>Per-Household Annual Increase Year 1992</u>
71	\$12,000/acre	\$852,000.	\$599,000.	\$253,000.	\$24.54

Notes: All figures are in 1992 dollars
Assume 10,320 total households based on the 1990 U.S. Census

Additional Park Acreage

Expanding the park system by 20 acres over the next 15 years would also require additional maintenance funding. Table X-3 shows the impact of maintaining an additional 20 acres at the desired level to be \$240,000, or \$21.86 per household by the year 2007.

Table X-3**INCREASED ANNUAL MAINTENANCE COSTS AT DESIRED LEVEL FOR ADDITIONAL ACREAGE**

<u>Proposed Additional Acres</u>	<u>Desired Funding Level</u>	<u>Additional Annual Cost</u>	<u>Per Household Annual Cost - Year 2007</u>
20 acres	\$12,000/acre	\$240,000.	\$21.86

Notes: All figures are in 1992 dollars
Assume 10,980 total households in year 2007

The total impact by the year 2007 increasing both acreage and funding would be \$493,000 per year, or \$44.90 per household, as shown in Table X-4.

Table X-4**INCREASED ANNUAL MAINTENANCE COSTS AT DESIRED LEVELS FOR TOTAL EXPANDED ACREAGE**

<u>Current Acres</u>	<u>Proposed Additional</u>	<u>Total Expanded Acreage</u>	<u>Desired Funding Level</u>	<u>Desired Annual Budget</u>	<u>Desired Annual Increase</u>	<u>Per-Household Annual Increase Year 2007</u>
71 acres	20 acres	91 acres	\$12,000/acre	\$1,092,000.	\$493,000.	\$44.90

Notes: All figures are in 1992 dollars
Assume 10,980 total households in year 2007

Park Maintenance Funding

Belmont's park operation and maintenance are currently funded exclusively by the City's general fund, as is typical in most Bay Area cities. It is unlikely the City will increase the Parks and Recreation Department general fund allocation because doing so would take money away from other departments. Instead, new sources must be found.

Many newer, growing communities, such as some of the Central Valley and Southern California cities, have established assessment districts that effectively guarantee a source of funding for parks maintenance. These efforts have been successful in large part because the district is set up prior to the new population's purchase of new housing stock and establishment of residency.

Assessment districts are more difficult to establish in mature communities, due to the current negative sentiment toward any increases in taxes, fees, or other governmental charges. However, it is not unreasonable to expect that this sentiment could change at some point during the 15-year life of this Master Plan. If conditions deteriorate due to a lack of adequate resources, people may be more willing to contribute to something they perceive will improve their quality of life, and we may begin to see more assessment districts established in mature communities such as Belmont.

Even though no voter approval is required, recent experience indicates that citizen support is necessary for successful establishment of an assessment district. The tables included in this chapter show that both an expanded and improved park system can be maintained at a reasonable per-household annual cost. A well thought out educational campaign and statistically valid public opinion surveys are tools the City should use to determine the public's willingness to support an annual increase. Once this groundwork has been completed, the City Council could move to establish one City-wide district under the Landscape and Lighting Act of 1972.

Street Tree Maintenance and Funding Levels

As a portion of the current master plan effort, a study of the City's street tree population was conducted. The goals of the study were to establish baseline inventory data, draw conclusions regarding existing maintenance practices, and recommend improvements. The study's conclusions were based on a representation sample inventory of approximately 5% of the community's trees in both residential and commercial areas. A complete copy of the City of Belmont Community Forest Summary Report is on file at the Parks and Recreation Department office.

The study found significantly lower-than-desirable maintenance funding levels in Belmont. The results of the Belmont street tree inventory were compared with street tree data from several surrounding cities. The averages from four cities in proximity to Belmont indicate that the tree site density average per street mile in those cities are almost identical to the number of trees per street tree mile in the City of Belmont (Table X-5), and therefore these cities are of value in providing comparisons.

Table X-5
TREE RESOURCE BUDGET COMPARISON

	Burlingame	Palo Alto	Sunnyvale	Milpitas	Average	Belmont
Tree sites	11,000	38,320	36,943	9,391	23,913	8,515
Street miles	74	199	330	123	181	65
Tree sites per street mile	149	193	112	76	132	131
Population	26,750	55,900	119,000	51,576	63,306	24,000
Tree sites per capita	.41	.68	.31	.18	.40	.35
Tree maintenance budget (1992)	\$400,000	\$919,000	\$1,000,000	\$135,000	\$639,000	\$25,000
\$ per capita	\$15	\$16	\$9	\$3	\$11	\$1.04
\$ per tree site	\$36	\$24	\$30	\$14	\$26	\$3

Note: All figures are in 1992 dollars

Table X-5 indicates that the per-site funding for community forest maintenance expended by the City of Belmont is significantly below the average of the other four cities. The findings suggest that the City wishes to increase its tree population but lacks funding to sustain the existing forest. Should this trend continue a further decline in the number of mature trees can be expected. The condition rating of the City's trees and the percentage of vacant planting sites suggest that the current level of maintenance is not adequate to sustain the health and service life of existing trees.

A lack of funding is further suggested by the comparison indicating that the current per tree site funding level is well below average. Surrounding communities are spending an average of \$26.00 per site per year for tree maintenance, compared to \$3.00 in Belmont. To effectively maintain the tree resource, funding levels should be increased to provide sufficient maintenance to assure the sustainability and health of the tree population.

The City has space available ("tree sites") for 8,515 trees, 6,218 of which are currently occupied by trees. To maintain the existing 6,218 trees at a cost of \$26.00 per tree, a budget of \$161,668 would be required. This represents an increase of \$136,668 beyond the current budget of \$25,000. Implementation of a strategy to fully populate all available sites would greatly increase the benefits provided by the tree resource. A 10-year program could be initiated to plant all available tree sites. Such a program would involve the planting of 230 trees per year in addition to replacing removals. Reaching the maximum potential of 8,515 trees, the maintenance budget would increase to \$221,390 at \$26.00 per tree per year.

Urban foresters in the State of California typically recommend that street trees be maintained on a minimum 5-year cycle to reduce attrition within the tree population and possible negative effects on public health, safety and welfare resulting from inadequate tree maintenance. Each street tree within the City should receive appropriate maintenance an average of once during that time period. Currently, 1,244 trees would require maintenance each year of a 5-year cycle to

meet the recommended minimum maintenance requirement. If all available sites were planted, 1,703 trees would require maintenance each year. A complete inventory of the trees should be performed to help establish a routine maintenance program.

APPENDIX

<u>Index</u>	<u>Page</u>
SUMMARY OF PUBLIC COMMENTS.....	60
INVENTORY OF EXISTING FACILITIES.....	68
Community Parks.....	68
Belmont Sports Complex.....	68
Carlmont High School.....	69
Ralston Intermediate School.....	69
Twin Pines Park.....	70
Special Facilities.....	71
Belmont Sports Complex Recreation Building.....	71
The Cottage.....	72
Lodge Recreation Center.....	73
Twin Pines Senior and Community Center.....	74
Barrett Community Center.....	75
Neighborhood Parks.....	75
Alexander Park.....	75
Barrett Community Center and Park.....	76
Belameda Park.....	77
Central Elementary School.....	77
Cipriani Park/ Athletic Fields and School.....	78
Fox Elementary School.....	78
Hallmark Park.....	78
McDougal Park.....	79
Nesbit Elementary School.....	79
O'Donnell Park.....	79
Wakefield.....	80
Mini Parks.....	80
College View Park.....	80
Fox Tot Lot.....	81
Hastings Tot Lot.....	82
Patricia Wharton Park.....	82
RESOLUTION No. 7220	
NATIONAL STANDARDS	
LETTERS RECEIVED	

SUMMARY OF PUBLIC COMMENTS

PUBLIC WORKSHOP, April 9, 1992

Oral Comments

1. 3-5% Growth in Youth sports over the last 10 years indicates need for improvement of existing school site facilities, and inter-community cooperation with Redwood Shores schools/parks.
2. Carlmont recreation resource limited; school district cooperation desired.
3. Additional sports fields needed for long range (5-15 years).
4. Maximize existing sports field acreage with more efficient layout/design.
5. Belmont Youth Softball Association participation data available.
6. Desire more bike paths.
7. Cipriani Park has good potential for upgrade; improved space organization.
8. Lighted sports fields are not a priority.
9. Sierra Club (San Carlos/Belmont) interest in improving trail connections between Belmont/San Carlos; also possible Boy/Girl scout assistance available; previous experience with Bay Ridge and Bay Trail (the in with Foster City).
10. Dog Exercise areas needed; prefer separate fenced area; photos of Mitchell Park - Palo Alto available; acknowledge need for use regulations.
11. Preservation of space for library expansion at Belameda Park; potential for doubling size of existing building; ground level expansion.
12. Desire for additional community center/area in more accessible location.
13. Need for teen input facilities also desired.
14. More creative and interactive play structures; social play, big slides, see Johnson Park in Palo Alto.
15. Drought has adversely affected grass areas for children
16. Alexander Park playground facilities not appropriate for tots.
17. More benches, shade trees, and restroom at O'Donnell Park. Park is presently run down.
18. Alexander Park run down.
19. Belmont Sports too far away and isolated to send unattended children; play area is poorly situated; should be located closer to ballfield.
20. Belameda needs upgrade.
21. More trash bins.
22. Potential for purchase of San Juan/Western Hills open space parcels.
23. Educate public about open space fund to generate interest.
24. Potential mid-Peninsula incorporation; any benefits?
25. Water Dog Lake Park needs revamp; pier for fishing, picnic, sitting, improve access.
26. San Mateo currently planning Sugarloaf area; potential connection to Belmont/Canada Road; fear of intensification.
27. Belmont Parks need to be more destination oriented - like Twin Pines (playground), Beresford, and San Mateo Central Park; provide picnic and play; more variety and upgrade.
28. More toddler facilities are desired.
29. Poorly sited, inappropriate equipment for toddlers/kids; new parks or new facilities at existing parks.
30. Barrett School/Carlmont Village/Belameda Park good hub; potential for teens and children; need more structure.
31. Barrett School has potential for equipment like Beresford; create more lively environment.
32. Kids need to feel like a part of community.
33. Upgrade of existing facilities more important than new parks.
34. Preserve open space intelligently; best use of space.
35. Growth on east side eminent; need new facilities.
36. More open trails away from streets (between houses/open space areas).
37. Would like community garden(s); perhaps several smaller, consider seniors; also educational potential.

38. See Davis Parks for creative play equipment.
39. Twin Pines is visually isolated.
40. "Park people" endorsed multi-use concept at Barrett; presently primarily artist uses; auditorium could be better used; potential teen drop-in center.
41. Consider all needs and ages in park development; recent development appears sports-driven.
42. Performing arts programs exist; occur at Notre Dame Theatre; melodrama and children's theatre at Barrett School.
43. Barrett has a lot of use; potential for more; need upgrade/update; could be more effectively/efficiently used.
44. Consider use for teens at Barrett School.
45. Space for working artists well-received by community.
46. Master plan need to make commitment to community, neighborhood and park development.
47. Consider multi-use development; mothers/tots could use same space with sports groups; perhaps workshops with mothers to determine needs.
48. Take proactive approach to childrens' needs; establish in concert with other ages.
49. Desire for community pool; prefer indoors.
50. Use existing resources; establish trail linkages.
51. Neighborhood parks need parking, sidewalks, restrooms.
52. Nesbit School needs restroom.
53. Enclosed toddler areas desired.
54. Don't like sand in playground areas; desire cleaner surfacing.
55. State funding/grants to be considered.
56. Assessment District for park improvements a possible funding alternative; questionable ballot success.
57. Huge volunteer resource.

Written Comments

Your Favorite Activities

- Exercising my dogs, play ball or aerobic (frisbee) - off-leash activities.
- More tennis courts.
- Hiking, swimming, basketball, picnics.
- Playground use.
- Water play.
- Biking.
- Picnicking.
- Playground use.
- Swimming.
- Walking.
- Dancing.
- Birding.
- Contemplation/day dreaming.
- Camping.
- Climbing.
- Walking trails.
- Educational areas in parks (interpretive value), drought tolerant plants, demonstrating gardens, nature interpretive areas.

City Programs You Enjoy

- Pre-school classes.
- Park and Rec classes

- Adult and children's classes (would love more classes that adults and kids can do together like the new aerobics program).
- Arts and Wine Festival.
- Guitar classes.
- Concerts in the park.
- Soccer - also more teams.
- Open space trails and hiking.

Favorite Parks/Why?

- Fort Funston - dogs may exercise off-leash safely.
- Twin Pines - trees, walking areas, meeting areas.
- Beresford, San Mateo - variety of facilities, excellent equipment.
- Washington Park, Burlingame - picnic facilities, equipment, setting.
- Central Park, San Mateo - many activities, able to stay all day.
- Twin Pines - nice trails and playground; restroom facilities available.
- Barrett - because I used to run my dog there.
- Sea Cloud, Foster City - lots of baseball and soccer facilities.
- Twin Pines - It's in nature and it has a creek. Yes. Illusion of being away from urban area (sort of).
- Gull Park, Foster City - grass, water, play structures, good exposure.
- Pershing Park, Burlingame - compact yet fun-filled.
- Beresford - playgrounds, tennis, picnic
- Pershing Park, Burlingame - variety, paved area.
- Johnson Park, Palo Alto - wonderful slide, enclosed area, good view of all areas, large grassy area.
- Mitchell Park tot park - creative use of play area, especially "concrete hole" area built in hill.
- Washington Park, Burlingame - tot/youth play apparatus area.

Suggested Program Improvements

- Educational center which can inform public what facilities and for what purpose are available. For example: what open space areas have endangered species (San Francisco garter snake) or how and where to observe certain species. This should be in conjunction with trail development or development of observation stations.
- Use Barrett Park for outdoor activities. Good old community center supervised after school stuff.

Suggested Existing Park Improvements

- Trail from Water Dog over to Carlmont High - Twin Pines via Chula Vista.
- Trail from top of Ralston down fire road to Sugarloaf - could really get away from it all for hours!
- Get poison oak out of Twin Pines - make it accessible that way for kids to play.
- Belameda - playground - make it bigger, level the grass areas (terrace for difference activities). Make a social place for high schoolers who frequent the area - separate them from preschoolers (my daughter had to push between them to use the slide. Make it a community park for all the apartments within walking distance.
- Water Dog - make it safe and clean and attractive - ideal for picnics after short walk.
- Playgrounds - better equipment, sand, etc.; increase facilities available to disabled.
- Picnic shelter.
- Pool.
- Barrett - Much can be gained from this central area in Belmont. If re-designed properly, it could be a central focus of the parks and rec department to serve many needs. The old play equipment needs to be torn down and replaced with new equipment. Some asphalt areas next to the play could be torn out to expand useable or include more playing fields. It would be nice to have a family center with picnic and barbecue areas.
- Enclosed pre-school playground and separate playground for older children.
- Stop putting buildings in parks!

Suggested New Park Facilities

- Dog exercise area (off-leash).
- Community garden.
- Teen center.
- Community pool.
- Triangle/mini park - across from Congregational Church.
- Outdoor heated pool (similar to Stanford or pool in Palo Alto near Embarcadero and Middlefield (Rinconada, name of park?). Yes.
- Dog exercise area (off leash) a new facility has been opened in Sunnyvale. It should be grassed and fenced. Non-grassed areas are not great in winter - too muddy.
- Skate board facility.
- Water Dog Lake improved for more than just hiking, picnicking; screen adjacent homes.
- Second teen center.
- Community garden, teen center and pool. Excellent ideas.
- Tennis courts.
- Pool - how many people in Belmont use San Mateo pools?
- Observation centers (e.g. for birding).

Current Problems

- There are many senior citizens who no longer have children or are not interested in the many sports programs for children and young adults, but who have pets that need more exercise than just being walked on a leash, an area not contaminated with humans where pets can run and have a degree of freedom and is not 40 miles away and requires extensive travel time to reach is needed.
- City seems to have focused on activities/needs of organized sports groups to the detriment of other groups. Need more and better facilities for under 8 year olds and for those who are into less "physical" forms of recreation.
- Need City/civic pride activities, i.e., festivals, contest, parades, games, etc. that foster community identification and spirit (these would be non-marketing events like art and wine festival currently done).
- Too crowded, too urban. Need to prioritize environment #1.
- We need to provide more programs and services for the 10% of our city residents identified as disabled.
- Parks are boring (neighborhood parks).
- Better playgrounds are needed - new stuff.
- Alexander/O'Donnell need refurbishing - O'Donnell needs toilet.
- Barrett - Develop larger playground, including tot lot and separate older facility - present is dangerous and uninspired.
- Clean up Water Dog Lake - too much glass - dogs paws have gotten cut.
- Twin Pines is often quoted as being the community park for Homeview/Sterling Downs. However, it is a very small area that would not support all those who live in these areas should everyone decide to use Twin Pines. Also people/children would have to navigate several main roads to get there. In the same way, sports complex is too isolated to be safe as a park.

Top Priorities

- Teen Center, run by, advised by, teenagers with adult supervision. Preferably near Carlmont High School, like Barrett or Belameda Parks. I see this as critical.
- Pool and/or wading pool - same places as above.
- Central gathering place/City park or expanded neighborhood park near Carlmont Shopping Center. This would include activities for a variety of ages - tots, field play, teen center and/or meeting place, sun and shade areas, benches/picnic tables. Tot area needs to be somewhat contained with small fence.
- Belameda Park: Preserve space on this site for "near-future" expansion of the Belmont library. Document this concern in "planning documents".

- Open space and connecting "corridors" to preserve wildlife.
- More trees.
- Belmont dog park.
- Priorities should be based on ease of funding: trails require minimum funding, so should be given high priority.
- Belameda - Re-design, install improved equipment, present is unsafe and teen use conflicts with toddlers. Expand library. Establish specific facility for teens there, let them participate in design and construction.
- Cipriani would be the best to start with. We feel that the most use could be attained by redoing this park for recreational and youth sports use.

Funding Sources

- I understand we have an open space fund but don't believe it has much publicity. This would be an excellent source of funds if people can be made aware through newsletters of organizations, a proclamation, etc.
- Refurbishing O'Donnell and Alexander with redevelopment funds allocated for these areas.
- A "for fee", "for profit" transient campground in the lower flats of the western hills.
- Bond issue - to collect funds.
- Annual user fee for "special activities", i.e. teen center, community pool.
- How about looking into joining Mid-Peninsula Open Space District. Contacting Trust for Public Lands, etc.?
- Recycled stuff - we pay to have it taken away now.
- Carlmont School teenagers help design, build, and fundraise teen center/area/playground.
- Local contractors volunteer to help build donate time.
- Grass roots fundraising and initiative (organize grassroots park citizen's group).

Other Comments

- It appears that sports reign supreme in U.S.A. I wonder if you realize parks are used to read in, relax, to watch children play. So keeping them green should be as important as keeping those areas used for sports. In fact if you're elderly, infirm or just plain lazy you're out of luck! (Or if you've got dogs to exercise off leash - nowhere.)
- We need more community well-rounded park areas that get people together to chat, meet, relax, play, and rest (if near a shopping area).
- Driving by, which we all do too much of, is also "using" parks and open space - with our eyes. Stress reducers = trees!
- Pay phone booths at isolated parks (like Water Dog - too frightening to go up there by yourself).
- Address of all parks listed on all parks and recreation catalog! This way we can find them.
- Diversify current sports fields/complexes to accommodate tots and other activities.
- Preserve/maintain Belameda Park (as is) but do not expand it - in the interest of assessing "near future" expansion needs of the Belmont library (which is on this site as well).
- Community garden composting instruction for the waste reduction.
- Park for dogs off leash.
- Garden projects in conjunction with elementary and high schools (help to feed the hungry).
- Bike path that connects with major transportation, i.e., 101, El Camino, train.
- Community garden.
- Trails through neighborhoods away from streets, perhaps connecting open space/parks/gardens.

PARKS AND RECREATION COMMISSION MEETING, May 6, 1992

Public Comments

1. Q. Classification of school grounds as parks questioned; they are not always available to the general public.
A. Schools provide recreation resource; only the turf and play areas were included in acreage calculations; prior to 1970 park system relied on school facilities, particularly for athletics; schools are an opportunity.
2. Q. Maintenance of improvements (benches, equipment) at school facilities questioned; whose jurisdiction do improvements fall under?
A. Master plan can recommend cooperative relationship with school district; implementation of specific improvements to be determined.
3. How will teen facilities be addressed?
4. Desire for community pool was expressed. High cost of development and maintenance was discussed.
5. Q. Is there a public task force for the master plan?
A. There is an advisory committee consisting of staff and Commission members. Additional public input occurs at public workshops and Commission meetings; as individual park facilities are developed in the future, neighborhood input will be requested.
6. Q. How will maintenance issues be addressed in master plan; would like an established process for public to request/or fund maintenance.
A. Master Plan will discuss maintenance needs; PTA and neighborhood associations could be used as vehicles for communication.
7. Acquisition and development of additional facilities questioned in light of current maintenance problems.
8. Parks commission open to public's concerns; public invited to comment; commission policy is to pursue action.
9. A cooperative, forward-looking community is desired; Would like this master plan to develop a process for public involvement in parks issues.
10. Belmont has active volunteer organization resources.
11. Future funding will depend on confidence in City's actions; public should be educated about City's policies and planning success.
12. Parks and recreation brochure could be useful tool for informing community; information and graphic quality could be improved.

Commission Comments

1. Pursue multi-aged play apparatus (eg., 8 foot and 10 foot basketball standards) at school sites available for neighborhood use.
2. Specificity is desired in the plan; i.e., signage and benches on trails.
3. Pursue possibility of Jewish Community Center acquisition, should it become available.
4. Maximize the recreational value of *existing* City-owned facilities.
5. Concern for funding sources for existing and proposed facilities.
6. It is possible the City previously placed an emphasis on development of sports facilities; other types of recreation uses are important also.
7. Facilities provided by other agencies and private institutions should be considered. The plan should evaluate facilities available in adjacent communities.
8. "Community Build A Park" plan is a possible resource.

PARKS AND RECREATION COMMISSION MEETING, July 8, 1992

Public Comments

1. 1982 park standard of 8.5 acres per 1,000 residents is not feasible; 5 acres per 1,000 residents is recommended.
2. Cipriani Park/School is undeveloped; meaningful development is desired.
3. Trails system is endorsed for both recreation as well as fire control values.
4. Barrett Center serves entire community.
5. Input from community teens would be appropriate for further planning of teen center.
6. Dog run would be best suited at Cipriani Park.
7. Assessments and taxes are not welcomed.
8. Maintenance of existing parks endorsed, but development of existing parks is necessary.
9. Youth Sports participation has increased significantly in the last eight years; existing and future acreage must address these increases.
10. The Redwood Shores area is adding significant numbers of children to Belmont Park's athletic programs, Belmont needs to push for park/school development in Redwood Shores.
11. Overuse contributes to poor condition of many existing facilities.
12. New housing development currently occurring in Homeview area; warrants park development.
13. A restroom and running water are desired at Cipriani Park.
14. Integrated activities for different aged children are desired.
15. Draft report appears traditional in format; needs and desires of residents should be clearly addressed.

Commission Comments

1. Jewish Community Center (should it become available) is identified as an opportunity. Commission directed consultant to give this a higher priority.
2. Master plan policy should include monitoring availability of parcels (other than those identified in the plan) for development of park facilities.

CITY COUNCIL STUDY SESSION, JULY 21, 1992

1. Describe availability to Belmont residents of San Francisco Watershed lands for hiking and open space uses.
2. Police and Fire Department should review the draft plan (done).
3. Parks and open space areas should include interpretive signage to describe natural and cultural history of the area.
4. Describe the planning process for individual projects that will occur after the Master Plan has been approved.
5. The plan should describe options for public notification of future projects.

PARKS AND RECREATION COMMISSION MEETING, September 2, 1992

Public Comments

1. Dog run should be an "A" priority.
2. Why only one dog run? Why not a dog run for the areas east of El Camino Real?
3. Planning of Belameda Park and Barrett should proceed concurrently because these parks are used together by teens and others, and because they form part of a "town center" area.
4. "Urban" design concept at Belameda questioned. Need for a green space cited.

Commission Comments

1. Magnitude of cost estimate for Belameda Park questioned - why so much?
2. The Final Draft Master Plan was unanimously approved by Commission and sent on to Council with a recommendation that it be adopted.

CITY COUNCIL MEETING, NOVEMBER 10, 1992

1. Encouraging Redwood City to develop a new park in Redwood Shores is a good idea. Belmont should discuss this when the two cities meet to discuss police and fire dispatch.
2. Modification of Quimby Act ordinance is a good idea.
3. The overall implementation cost of the plan seems ambitious given the current economy.
4. Volunteer efforts should be supported and actively developed.
5. It is important that the plan be put into action by the City and not "sit on the shelf".

The above are comments by the council members. There were no comments by the general public.
The Master Plan was approved by a unanimous vote of the Council.

INVENTORY OF EXISTING FACILITIES

COMMUNITY PARKS

BELMONT SPORTS COMPLEX

Assessor's Parcel Number: 040-360-100

Location: North Shoreway Road

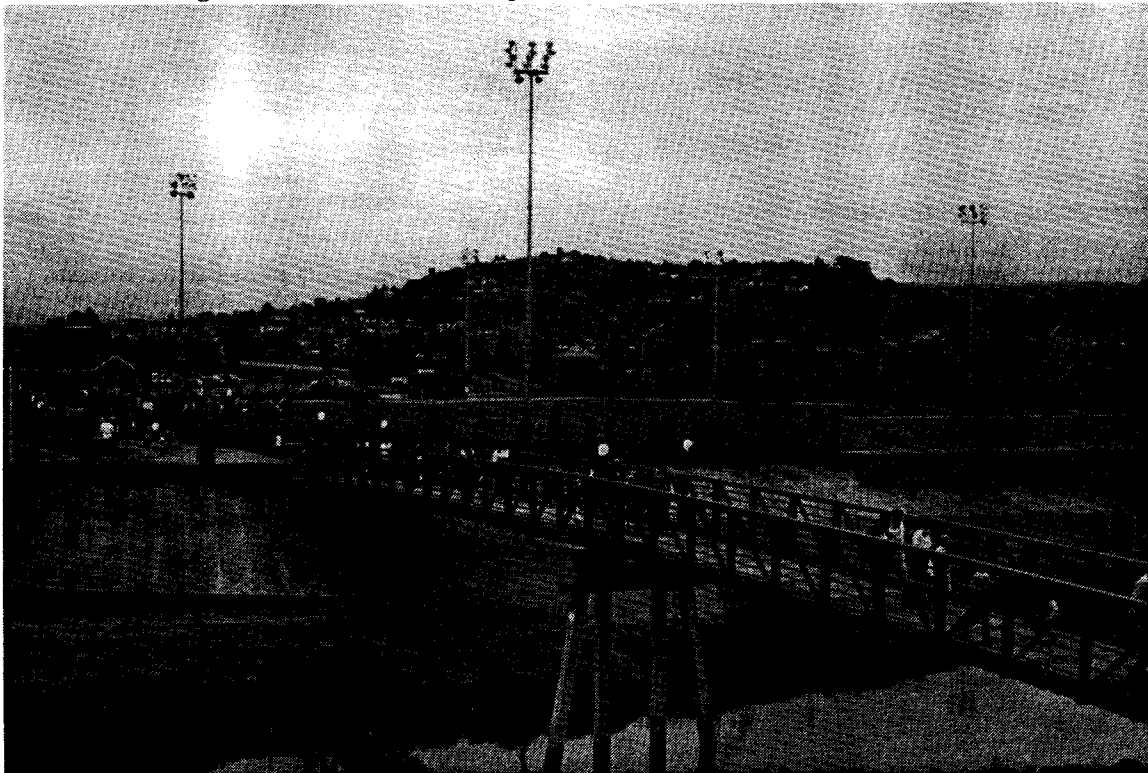
Size: 11 acres

Amenities:	Ballfield, lighted - 3	Barbeque - 7
	Practice field - 1	Drinking Fountain - 9
	Scorekeepers booths - 3	Recreation and park maintenance building - 1
	Scoreboard - 3	Off street parking
	Concession - 2	Public telephone - 1
	Restrooms - 2	Trash (permanent) - 6
	Picnic tables - 10	Trash (moveable) - 3
	Benches - 2	
	Play structure (slide, swings, climbing, rings)	
	Adult sports leagues	
	Youth Sports leagues	
	Public and private meetings, lunches, conferences	
	City staff offices and storage	
	Sports tournaments	

Programmed

Activities:

Discussion: Recent development address sports groups demands well. Play area is somewhat removed from activity areas. Site management policies should be established, and should address potential for generation of funds through tournament use.



Belmont Sports Complex

CARLMONT HIGH SCHOOL

Location:	1400 Alameda De Las Pulgas	
Size:	13.5 acres	
Amenities:	Weight lifting room Ballfields - 2 w/ backstop, 2 practice Basketball - 3 Swimming pool, outdoor Gymnasium	Multi-purpose hardcourt Tennis courts - 6 Track and field Football field/soccer field
Programmed Activities:	Summer swim session Adult basketball Open swimming, Nov. thru March Swimming lessons After school recreation	Carlmont gym program Drop-in weight lifting Tennis lessons Youth sports leagues
Discussion:	The site's location, owned and maintained by Sequoia Union High School District, is well suited for community wide access. Use of the High School facilities provides a significant contribution to the overall recreation resources in Belmont, particularly the use of the swimming pool; however, facilities are somewhat run down.	

RALSTON INTERMEDIATE SCHOOL

Assessor's Parcel Number: 043-340-010

Location:	2675 Ralston Avenue	
Size:	7.36 acres	
Amenities:	Soccer fields -2 Ballfields - 1 large, 6 practice, 1 small Basketball Courts - 10 full, 5 half Gymnasium	
Programmed Activities:	Youth sports league After school recreation	
Discussion:	Fields are owned by School District, and maintained by the City through a joint-use agreement. Overall condition is good; western end would benefit from upgrad of grading and drainage. Adjacent hard courts and gymnasium are available.	

TWIN PINES PARK

Assessor's Parcel Number: 045-170-080

Location: 1225 Ralston Avenue
Size: 21.09 acres
Amenities: Senior and Community Center
Parking lot (off street)
City offices
"Lodge" Recreation Center
Cottage
Group and individual picnic
Play apparatus area
Trails

Volleyball area
Sculpture Garden
Small grass area
Manor building
Barbeque units
Restrooms
Horse shoe pits

Programmed Activities: Park Booster concerts
Private weddings/ receptions
Senior adult activities
Artist studios
Health services

Cottage lunches
Summer day camp
Seniors clubs
Art and Wine Festival

Discussion: The natural character of this park is created by the creek and wooded areas. The park is nicely developed and offers a pleasant transition between the different passive use areas. Perimeter tree plantings at Ralston Avenue provide enclosure and relief from street noise, and also make park somewhat visually isolated.



Bridge to group picnic area at Twin Pines Park

SPECIAL FACILITIES

BELMONT SPORTS COMPLEX RECREATION BUILDING

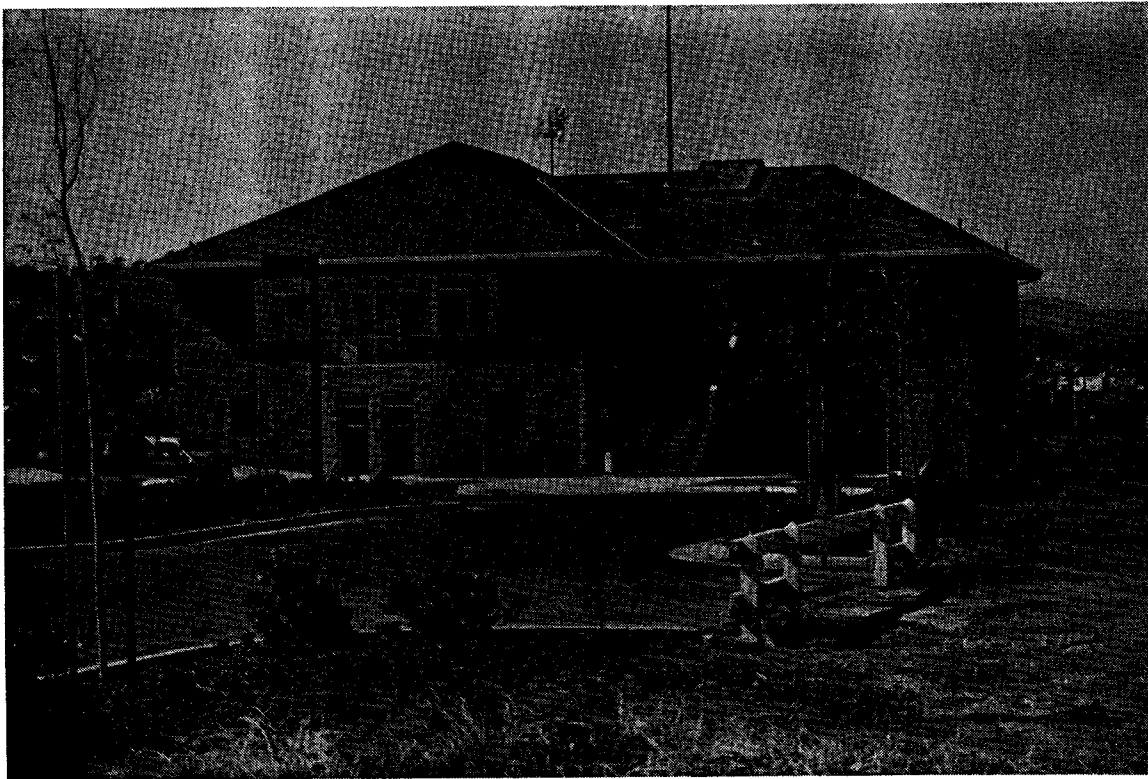
Location: Belmont Sports Complex
North Shoreway Road

Size: 3000 square feet

Amenities: Restrooms
Elevators
Public announcement system
Lobby

Programmed Activities: Meetings
Luncheons for organized groups
Receptions
Group training sessions

Discussion: Large meeting room can accommodate large groups, organization luncheons and meetings. No kitchen available. Elevator accesses the second floor. Off-street parking available.



Belmont Sports Complex Recreation Building

THE COTTAGE

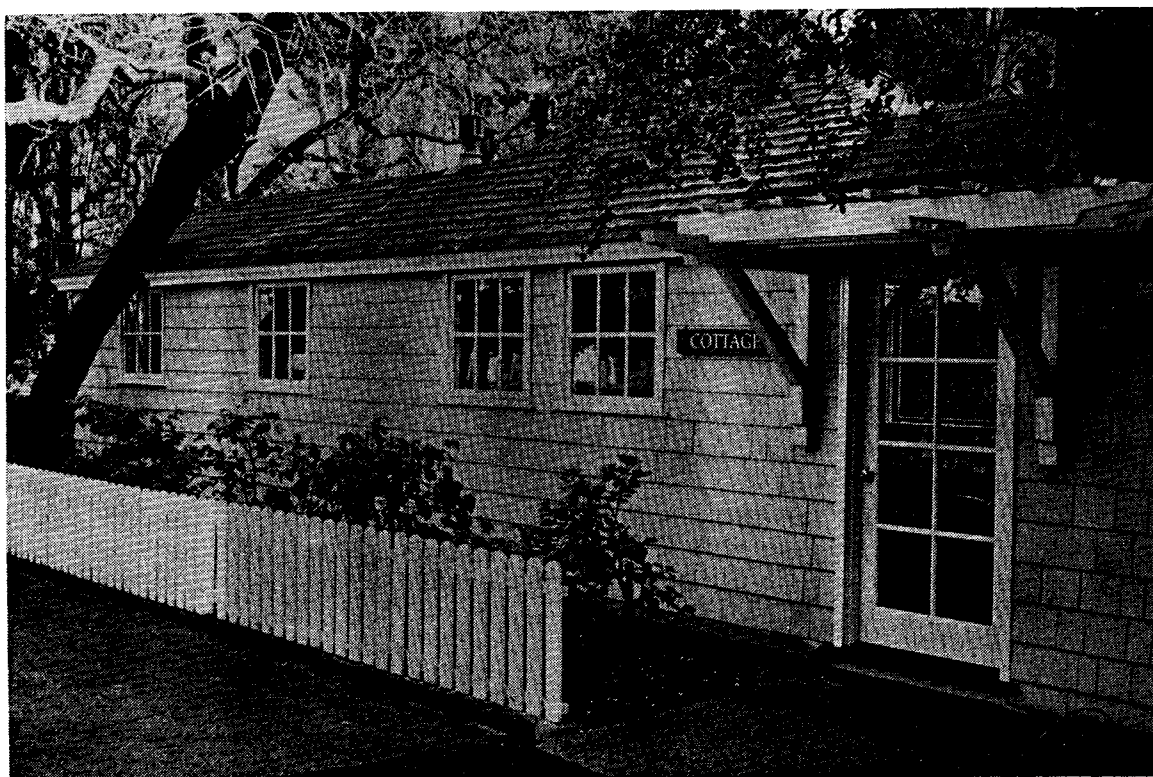
Location: Twin Pines Park
1225 Ralston Avenue

Size: 640 square feet

Amenities: Outdoor deck
Small kitchen
Small dining area

Programmed Activities: Monthly luncheons
Weddings, receptions (30 people maximum)
Small group meetings

Discussion: Creekside setting is attractive. Building is residential in scale. The Cottage Auxiliary maintains the building and operates monthly luncheons. Existing deck is pleasant but too remote for luncheon use.



The Cottage

LODGE RECREATION CENTER

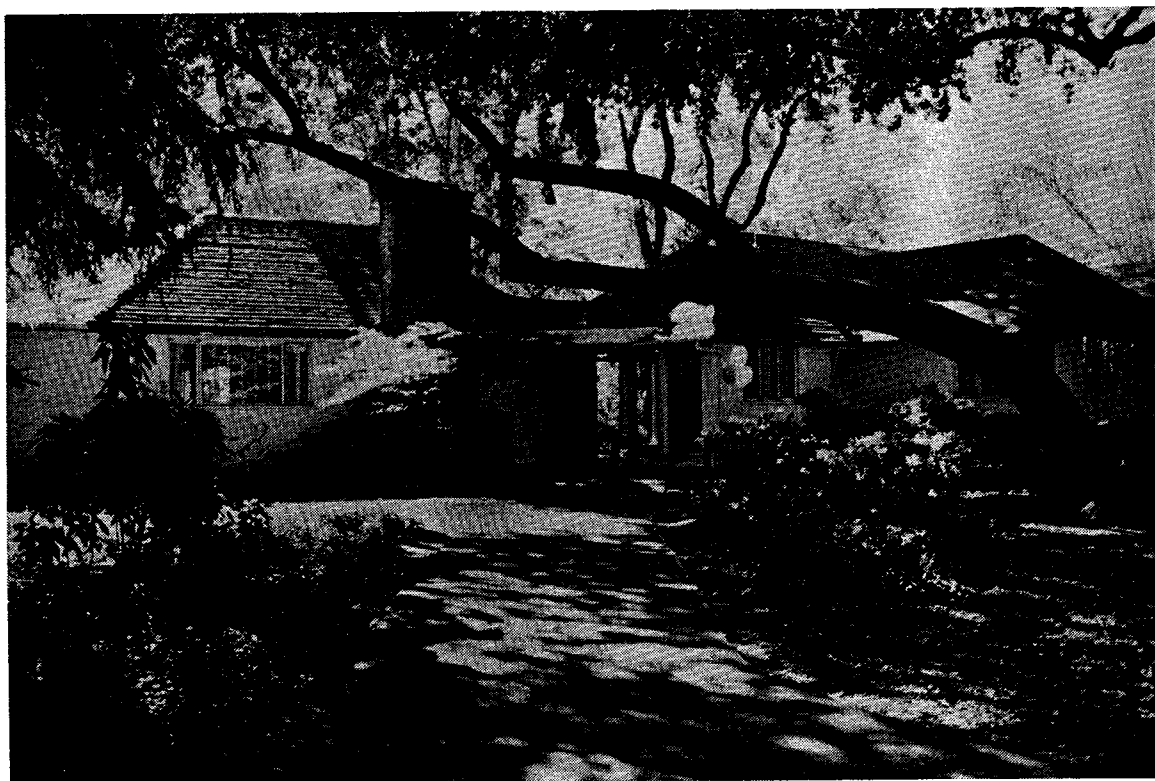
Location: Twin Pines Park
1225 Ralston Avenue

Size: 3800 square feet

Amenities: Outdoor patio
Meeting rooms (3)
Lobby
Restrooms
Small kitchen

Programmed Activities: Weddings
Private parties
Public meetings
Organized group meetings
Recreation classes

Discussion: Creekside setting is attractive and provides a more rustic alternative to the senior center. Building design is of residential scale.



Lodge Recreation Center

TWIN PINES SENIOR AND COMMUNITY CENTER

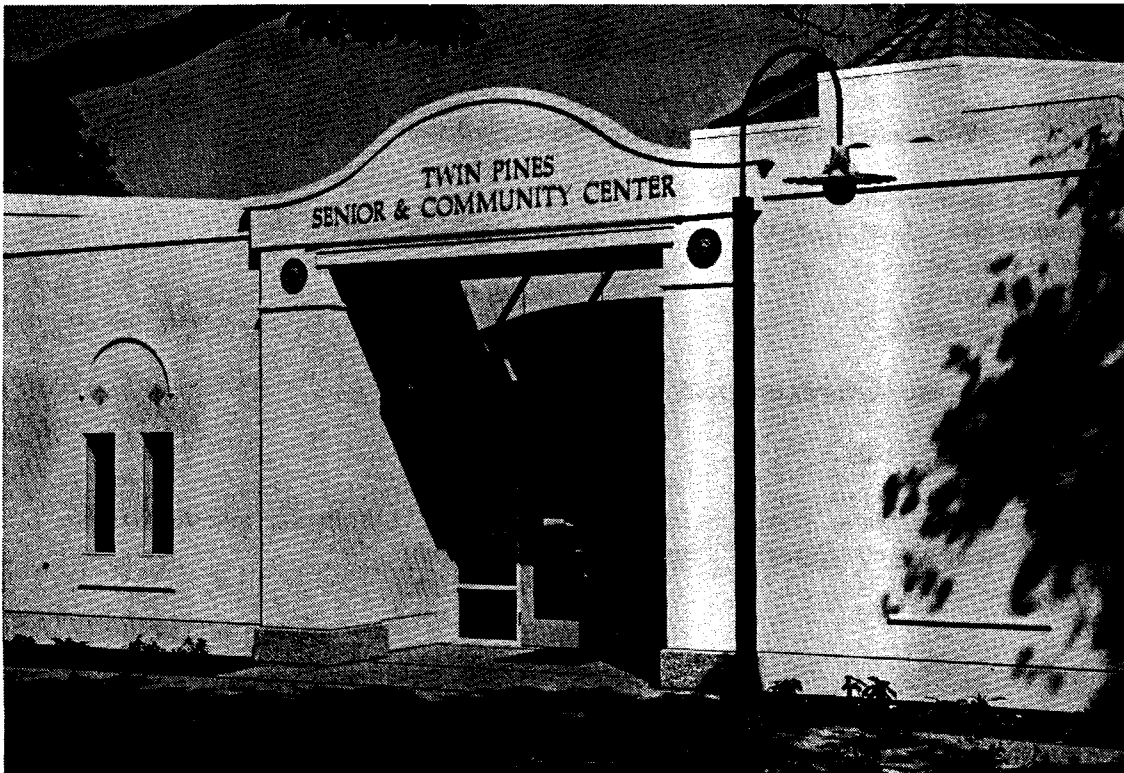
Location: Twin Pines Park
1225 Ralston Avenue
Size: 8000 square feet
Amenities: Outdoor patio areas
Kitchen
Restrooms
Multi-purpose rooms

Offices
Dining room
Conference rooms
Lobby

Programmed Activities: Public meetings
Senior information and referral service
Special senior events
Weddings
Private parties and receptions

Health services
Senior lunch program
Organized senior and group meetings
Recreation/art/leisure classes

Discussion: Facilities are in excellent condition.



Twin Pines Senior and Community Center

BARRETT COMMUNITY CENTER

Location:	1835 Belburn Drive	
Size:	28,500 square feet	
Amenities:	Child care facility	Multi-purpose room with stage
	Restrooms	Art galleries/studios
	Park Maintenance Garage	Off-street parking
	Concession	Office areas
Programmed Activities:	Belmont Community Players theatrical group	
	City day care	
	"1870 Galleries" artist studios	
	Peninsula Artist Association	
	Recreation classes	
Discussion:	This former elementary school building consists of three classroom wings, an additional building quad, and a multi-use room with stage. Existing facilities are aging, but in functional condition. The City's current building maintenance master plan identified \$450,000 for improvements such as roofing, painting, and structural repairs. Recent lighting, storage and concession improvements have been made in the multi-purpose room.	

NEIGHBORHOOD PARKS

ALEXANDER PARK

Assessor's Parcel Number: 040-263-180

Location:	Yorkshire Way between Marine View and Mountain View	
Size:	1.3 acres	
Amenities:	Play apparatus areas-3	
	Tennis courts - 3 (not lighted)	Hard ball court
	Horse shoe pits - 4	Restroom
	Picnic tables - 3	Open lawn
	Drinking fountain - 1	Barbeque - 2
Programmed Activities:	Elementary play, summer programs for children	
	Tennis lessons	
	Neighborhood picnics	
Discussion:	Pleasant, enclosed atmosphere. Somewhat fragmented use areas. Last improvements made in 1980 to 1982. Plan equipment outdated. Tennis court needs repair.	

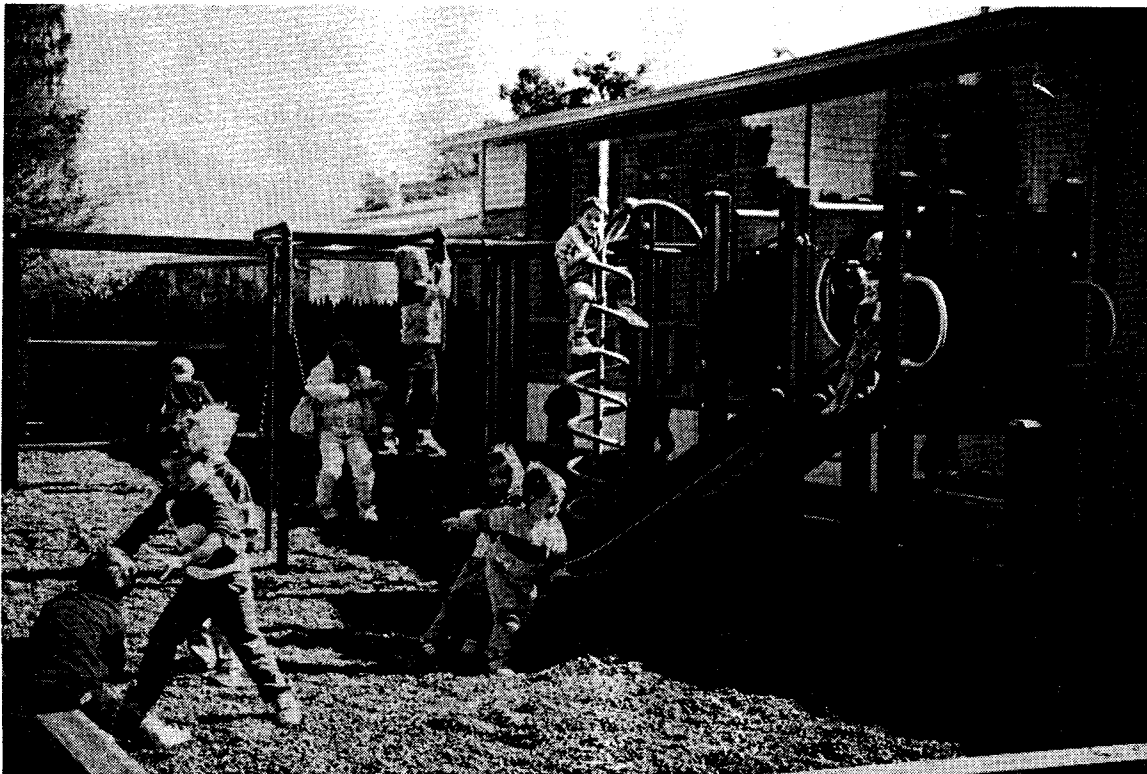
BARRETT COMMUNITY CENTER AND PARK

Assessor's Parcel Number: 044-312-300

Location:	1835 Belburn Drive	
Size:	3.38 acres	
Amenities:	Play apparatus area	Soccer fields-2
	Art galleries/studios	Open lawn
	Auditorium	Basketball court - 1
	Child care center	Picnic tables - 5
	Drinking fountains	Ballfields (w/ backstops) - 2
	Parking lot - off street	Multi-purpose hard court

Programmed Activities:	Senior/adult activities and education
	1870 galleries
	Summer play program
	Day care program
	Belmont Community Players

Discussion: Nicely located for easy neighborhood access. Proximity to Carlmont shopping areas, high school and numerous apartment complexes creates potential for heavy use. Ralston Avenue location and parking facilities contribute to community-wide access. Recreation uses remain geared to former school needs. Available open space offers great opportunity for more park-like development.



Day care at Barrett Community Center

BELAMEDA PARK

Assessor's Parcel Number: 045-024-060

Location:	Alameda de las Pulgas between Carlmont Drive and Valerga Drive	
Size:	3 acres	
Amenities:	Barbeque units-3	Bicycle rack
	Play apparatus area	Picnic - 3
	Horse shoe pits - 2	Trash receptacles - 5
	Benches - 4	Drinking fountain- 1
	Open lawn area	

Programmed Activities:	None
------------------------	------

Discussion: Proximity to library is conducive to passive recreation and picnic uses; park is well situated for neighborhood access; existing trees, particularly oaks, provide desirable setting. However, park is generally in disrepair. Access is limited and space organization is inefficient. Grading and drainage should be improved.

CENTRAL ELEMENTARY SCHOOL

Assessor's Parcel Number: 044-201-240

Location:	525 Middle Road
Size:	3.42 acres
Amenities:	Basketball-4 Softball fields, practice - 2 Play apparatus Multi-purpose hard court

Programmed Activities:	Youth sports leagues
-------------------------------	----------------------

Discussion: Fields are owned by School District and maintained by the City through a formal joint-use agreement. Turf area need renovation. Additional park amenities would benefit the neighborhood.

CIPRIANI PARK/ATHLETIC FIELDS AND SCHOOL

Assessor's Parcel Number: 043-290-630

Location: Buena Vista Avenue at Monserat Avenue
Size: 6 acres
Amenities: Basketball courts-1-1/2 Ballfields (2 practice)
Barbeque units - 2 Multi-purpose hard court
Play apparatus area Picnic - 4 individual
Open lawn

Programmed Activities: School District day care

Discussion: The turf area and adjacent park are owned and maintained by the City. Well located for neighborhood access from both sides. Cumbersome entry on north side. Stark appearance from Buena Vista Avenue. Somewhat fragmented use areas.

FOX ELEMENTARY SCHOOL

Assessor's Parcel Number: 043-130-060

Location: 3100 St. James Road, Fox School
Size: 6.1 acres
Amenities: Basketball-3
Softball/soccer fields - 3
Play apparatus
Multi-purpose hard court

Programmed Activities: Youth sports leagues

Discussion: Fields are owned by School District and maintained by the City through a formal joint-use agreement. Turf area needs renovation. Additional park amenities would benefit the neighborhood.

HALLMARK PARK

Assessor's Parcel Number: 045-330-220)

Location: Hallmark Drive between Wakefield and Comstock Circle
Size: 5.2 acres
Amenities: Bicycle parking-4 Entry sign and seatwall
Tennis courts - 2 (not lighted) Pay phone at entry
Benches - 2 Drinking fountain - 1

Programmed Activities: Tennis lessons

Discussion: Outstanding views of Peninsula, San Francisco and East Bay. Existing pedestrian connection to the San Francisco Water District trails.

MCDUGAL PARK

Assessor's Parcel Number: 045-122-180

Location: Solano Drive, Belmont
Size: 4.5 acres
Amenities: Basketball courts-2
Ballfields w/backstops, with bleachers - 3, with scoreboard - 2
Play apparatus

Programmed Activities: Youth Sports Leagues
Belmont Youth Softball Association (Girl's softball)

Discussion: Pleasant park-like setting. Site is nicely situated with desirable sense of enclosure.

NESBIT ELEMENTARY SCHOOL

Assessor's Parcel Number: 040-290-150

Location: 500 Biddulph Way
Size: 6.5 acres
Amenities: Softball-4 with bleachers, 2 practice, 2 without bleachers
Multi-purpose play courts
Corporation yard
Play apparatus
Basketball - 4
2 practice walls

Programmed Activities: Youth/adult sports leagues
Summer playground

Discussion: Fields are owned by School District and maintained by the City through a formal joint-use agreement. Turf area need renovation. Additional park amenities would benefit the neighborhood.

O'DONNELL PARK

Assessor's Parcel Number: 040-321-010

Location: Ralston Avenue at Irwin Street
Size: 0.87 acre
Amenities: Small shade structure with 2 benches
Picnic tables - 1
Play apparatus area
Open Lawn
Barbeque unit - 1
Drinking fountain - 1

Programmed Activities: None

Discussion: This park provides the only resources for the Homeview neighborhood. The overall condition of the park has deteriorated to the point where it would greatly benefit by a complete remodeling effort.

WAKEFIELD VIEW PARK

Assessor's Parcel Number: 045-444-140

Location: Wakefield Street
Size: 1.03 acres
Amenities: Benches -2
Pedestrian paths
Overview area

Programmed Activities: None

Discussion: Park is presently in fair to poor condition. Steep topography limits the use area and accessibility, but provides outstanding panoramic views of the Bay Area.

MINI PARKS

COLLEGE VIEW PARK

Assessor's Parcel Numbers: 044-372-060 and 044-371-010

Location: College View Way
Size: 0.15 acre
Amenities: Bench-1
Small lawn area

Programmed Activities: None

Discussion: College View Park is actually two separate parcels, divided by College View Way. One parcel, which is situated in the center of the cul-de-sac, is primarily passive with an open lawn area and benches for seating. This parcel has value as open park area but recreation use is not intense. The second parcel contains minimal play equipment which is outdated, an open lawn area and seating. Its off-street location makes it more appropriate for playground use. A connection exists to College of Notre Dame at the rear of the parcel.

FOX TOT LOT

Assessor's Parcel Number: 043-130-360

Location: St. James Drive adjacent to Fox Elementary School
Size: 0.73 acre
Amenities: Mini-amphitheater Concrete pedestrian paths
Play apparatus area Small lawn area

Programmed Activities: None

Discussion: Owned by Belmont School District and maintained by the City. Nicely situated in neighborhood for access. Proximity to school conducive to use by parents and toddlers waiting for school aged children. Upper hillside shows some erosion. Turf is in poor condition. Uneven concrete paving with drop-offs create hazardous conditions at tricycle course. Play equipment is outdated.



Fox Tot Lot

HASTINGS TOT LOT

Assessor's Parcel Number: 045-492-340

Location: Hastings Street
Size: 0.13 acre
Amenities: Play apparatus (swings, climbing)
Benches - 5

Programmed Activities: None

Discussion: Site provides pleasant overlook into adjacent open space. Present condition of park is somewhat weedy and unpleasant. Surfacing of play area is undesirable for tots. Play equipment is outdated.

PATRICIA WHARTON PARK

Adjacent to Assessor's Parcel Number: 044-381-010

Location: Between North Road and Middle Road
Size: 0.1 acre
Amenities: Pedestrian path
Benches - 2
Trash receptacle - 1

Programmed Activities: None

Discussion: Attractive; garden-like appearance , fairly well tended.

OPEN SPACE AREAS

(See Table VIII-1)

RESOLUTION NO. 7220

DEC 7 1992

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF BELMONT ADOPTING THE
PARKS AND OPEN SPACE MASTER PLAN

WHEREAS, in March of 1992 the City Council directed City staff to complete a comprehensive Master Plan for the City's Parks & Open Space Areas; and,

WHEREAS, an Advisory Committee of two Park & Recreation Commissioners and two Planning Commissioners was formed to advise staff on the formulation of the Master Plan; and,

WHEREAS, the Master Plan was developed with the assistance of the community at a public workshop and Parks & Recreation Commission meetings; and,

WHEREAS, the Master Plan is consistent with the goals and policies of the Parks & Open Space Element of the Belmont General Plan; and,

WHEREAS, the Parks & Recreation Commission has approved and recommended to the City Council that the Master Plan be adopted.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont adopts the Park & Open Space Master Plan.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly adopted at a regular meeting of the Belmont City Council held on November 10, 1992 by the following vote:

AYES, COUNCILMEMBERS: Della Santina, Orton, Rianda

NOES, COUNCILMEMBERS: None

ABSENT, COUNCILMEMBERS: Rodriguez, Bomberger

ABSTAIN, COUNCILMEMBERS: None

Dorothy D. Hall
CITY CLERK, City of Belmont

APPROVED:

Sam Rianda
MAYOR PRO TEM, City of Belmont

NATIONAL STANDARDS

A Recommended Classification System for Local and Regional Recreation Open Space

SOURCE: Lancaster, Roger A., Ed. Recreation, Park, and Open Space Standard and Guidelines, National Recreation and Park Association, 1987.

This classification system is intended to serve as a *guide* to planning—not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a “core” system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of “adjunct” parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

COMPONENT	USE	SERVICE AREA	DESIRABLE SIZE	ACRES/1,000 POPULATION	DESIRABLE SITE CHARACTERISTICS
A. LOCAL/CLOSE-TO-HOME SPACE:					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼-mile radius.	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½-mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0A	Suited for intense development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

NATIONAL STANDARDS

TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 A/1,000

B. REGIONAL SPACE:

Regional/Metropolitan Park	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1 hour driving time.	200+ acres	5.0 to 10.0A	Contiguous to or encompassing natural resources.
Regional Park Reserve	Area of natural quality for nature-oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail uses. May include active play areas. Generally, 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Several communities. 1 hour driving time.	1,000+ acres: sufficient area to encompass the resource to be preserved and managed.	Variable	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.

TOTAL REGIONAL SPACE = 15-20 A/1,000

C. SPACE THAT MAY BE LOCAL OR REGIONAL AND IS UNIQUE TO EACH COMMUNITY:

Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: any included for any of above components may occur in the "linear park.")	No applicable standard.	Sufficient width to protect the resource and provide maximum use.	Variable	Built or natural corridors, such as utility rights-of-way, bluff lines, vegetation patterns, and roads, that link other components of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.	No applicable standard.	Variable depending on desired size.	Variable	Within communities.
Conservancy	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	No applicable standard.	Sufficient to protect the resource.	Variable	Variable, depending on the resource being protected

NATIONAL STANDARDS

Suggested Facility Development Standards

SOURCE: Lancaster, Roger A., Ed. Recreation, Park, and Open Space Standards and Guidelines, National Recreation and Park Association, 1987.

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Badminton	1620 sq. ft.	Singles — 17' x 44' Doubles — 20' x 44' with 5' unobstructed area on all sides	Long axis north-south	1 per 5000	¼-½ mile	Usually in school, rec- reation center, or church facility. Safe walking or bike access.
Basketball 1. Youth 2. High School 3. Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	46'-50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space on all sides	Long axis north-south	1 per 5000	¼-½ mile	Same as badminton. Outdoor courts in neighborhood and com- munity parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 for 3-wall	20' x 40' — Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis north-south. Front wall at north end.	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting.
Ice Hockey	22,000 sq. ft. including support area.	Rink 85' x 200' (minimum 85' x 185'). Additional 5000 sq. ft. support area.	Long axis north-south if outdoor	Indoor—1 per 100,000. Outdoor—depends on climate.	¼-1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex.)	36' x 78'. 12' clearance on both sides; 21' clearance on both ends.	Long axis north-south.	1 court per 2000.	¼-½ mile	Best in batteries of 2-4. Located in neighbor- hood/community park or adjacent to school site.
Volleyball	Minimum of 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south	1 court per 5000.	¼-½ mile	Same as other court activities (e.g., bad- minton, basketball, etc.)
Baseball 1. Official 2. Little League	3.0-3.85 A minimum 1.2 A minimum	• Baselines—90' Pitching distance— 60 ½' Foul lines—min. 320' Center field—400'+ • Baselines—60' Pitching distance—46' Foul lines—200' Center field—200'- 250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east.	1 per 5000 Lighted—1 per 30,000	¼-½ mile	Part of neighborhood complex. Lighted fields part of com- munity complex.
Field Hockey	Minimum 1.5A	180' x 300' with a minimum of 10' clearance on all sides.	Fall season—long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time	Usually part of base- ball, football, soccer complex in community park or adjacent to high school
Football	Minimum 1.5A	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey	1 per 20,000	15-30 minutes travel time	Same as field hockey
Soccer	1.2 to 2.1A	195' to 225' x 330' to 360' with a 10' mini- mum clearance on all sides	Same as field hockey	1 per 10,000	1-2 miles	Number of units de- pends on popularity Youth soccer on small- er fields adjacent to schools or neighbor- hood parks

NATIONAL STANDARDS

Golf—Driving Range	13.5A for minimum of 25 tees	900' x 690' wide. Add 12' width for each additional tee.	Long axis south-west-northeast with golfer driving toward north-east.	1 per 50,000	30 minutes travel time	Part of golf course complex. As a separate unit, may be privately operated.
½-Mile Running Track	4.3A	Overall width—276' length—600.02' Track width for 8 to 4 lanes is 32'.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0A	Baselines—60' Pitching distance—46' min. 40'—women. Fast pitch field radius from plate—225' between foul lines. Slow pitch—275' (men) 250' (women)	Same as baseball.	1 per 5,000 (if also used for youth baseball)	¼-½ mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with primary use is north-south.	1 per 10,000	1-2 miles.	
Trails	N/A	Well defined head maximum 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails—40 hikers/day/mile. Urban trails—90 hikers/day/mile.	N/A	1 system per region	N/A	
Archery Range	Minimum 0.65A	300' length x minimum 10' wide between targets. Roped clear space on sides of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Archer facing north + or - 45°.	1 per 50,000	30 minutes travel time	Part of a regional/metro park complex.
Combination Skeet and Trap Field (8 station)	Minimum 30A	All walks and structures occur within an area approximately 130' wide by 115' deep. Minimum cleared area is contained within two superimposed segments with 100-yard radii (4 acres). Shot-fall danger zone, is contained within two superimposed segments with 300-yard radii (36 acres).	Center line of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of a regional/metro park complex.
Golf						
1. Par 3 (18-Hole)	* 50-60A	* Average length—vary 600-2700 yards	Majority of holes on north-south axis.	—	½ to 1 hour travel time	* 9-hole course can accommodate 350 people/day.
2. 9-hole standard	* Minimum 50A	* Average length—2250 yards		* 1/25,000		* 18-hole course can accommodate 500-550 people a day.
3. 18-hole standard	* Minimum 110A	* Average length—6500 yards		* 1/50,000		Course may be located in community or district park, but should not be over 20 miles from population center.
Swimming Pools	Varies on size of pool and amenities. Usually ¼ to 2A site.	Teaching—minimum of 25 yards x 45' even depth of 3 to 4 feet. Competitive—minimum of 25m x 16m. Minimum of 27 square feet of water surface per swimmer. Ratios of 2:1 deck vs. water.	None—although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be 3-4A supporting land per A of beach.	N/A	N/A	N/A	Should have sand bottom with slope a maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas

April 9, 1992

To the Belmont Park and Recreation Department:

Our 25,000 Belmont residents daily care for at least 1,000 dogs, and quite likely far more. These pets need to be regularly exercised twice a day. According to the dog training instructors from the Peninsula Humane Society, this exercise must include time "off leash". There is no designated place in Belmont to adequately exercise these pets. There is no place in Belmont that is completely fenced in a manner that prevents dogs from escaping into traffic.

Recognizing the needs of pets in an urban and suburban setting, several Peninsula cities have provided exercise parks or areas for dogs. Foster City, San Bruno, Sunnyvale and Palo Alto are four that we are aware of. The Palo Alto dog exercise area at Mitchell Park is a fine example of what is needed in Belmont. A fenced area roughly 75 yards long and 30 yards wide would adequately serve the needs of our dog population and their concerned owners.

The rules for this exercise park could be modeled on those already in place at the Palo Alto park. These include:

- Dog owners must be present when their pets are present.
- Dog owners are responsible for cleaning up after their pets. Facilities for disposal of dog waste are available.
- A dog that acts aggressively or viciously must immediately be leashed and restrained.

There is considerable support for a dog exercise park from non-dog owners as well. They are annoyed by owners releasing their dogs in uncontrolled areas. They also recognize that a designated dog exercise park would reduce the problem of dog waste in other open space areas used for sports or family purposes. In addition, it will reduce the competition for open space facilities.

Please do the right thing and provide a space for Belmont residents who care for their pets and want to act responsibly toward their neighbors.

Andy Anderlini
Terry Anderlini
Pam Gallant
Linda Garfield
Fred Zlotnick

Attached are petitions in favor of a dog exercise park in Belmont, with the signatures of 236 Belmont residents.

Mr. William S. Harris, ASLA

Callander Associates
311 Seventh Avenue
San Mateo, CA 94401

9 May, 1992

Dear Mr. Harris,

As you know I could not stay for the entire meeting concerning parks renovation in Belmont on Wednesday night, but I was anxious to hear some of the conclusions that were drawn from the information gathered at the earlier meeting on 9th April. One of my concerns was that the east side of Belmont was poorly represented. This is because, from the comments I heard in the April meeting, I would say that most of the people who spoke were from the West side.

I think this is borne out by the fact that many people now think that the next central park to be developed for the community should be at Barrett. I do not think that this would really serve the whole of Belmont by virtue of the fact that the very things that divide Belmont into east and west, Old County Road, the railway tracks and El Camino make Barrett a very difficult and dangerous location to reach for those from the east side, especially children. Although I concede it would make a wonderful neighborhood park, if you do not take into account the dog owning community who may currently only allow their dogs to exercise there off leash under specific circumstances.

The east side of Belmont is poorly served if one takes into account the large size of the neighborhood and the small number of safe, easy to reach recreational facilities. Over the past few years the face of this neighborhood has changed rapidly. We have many more young people moving into this area who either have children, or intend to have children in the near future. We also have several home daycare businesses in our area who use the parks and, of course, we have a teen population as well as several people of all ages confined to wheelchairs. There is nowhere, at present, in Sterling Downs or Homeview that is a pleasant place to take children, for older children to play, or for anyone to just sit and enjoy. Despite the fact that the Sport Complex is located at Island Park, I certainly do not consider this location safe and if I had children I certainly would not allow them to go there alone because of its isolation and nearness to the freeway. Also if there was heavy traffic on the ball fields at the Sports Complex I do not think it would maintain its appearance. As I mentioned at the April meeting, there are new residential developments being built on the east side of Belmont at present, and more in the future, so the demand on our existing facilities will increase.

Another point that there was not an appropriate moment to bring up at either of the meetings I attended concerns ground cover. I was told by a Belmont Parks' head gardener when I questioned the condition of the "grassed" areas at O'Donnell and Alexander was that it was now Belmont Parks and Recreation's policy to allow these areas to go to clover. I wonder if there is going to be discussion on the type of ground cover to be used at any of your future meetings?

With respect to Nesbit School I would like to see the baseball field and infields better maintained. (I have already spoken to the School District regarding the two small benches that I mentioned on Wednesday night.) I would also like to see bathroom facilities supplied, if only during the baseball season for the leagues' use at the two main infields.

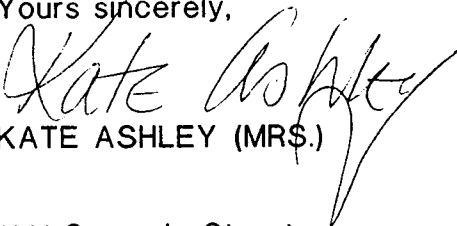
I would also like to see a bathroom and more garbage cans at O'Donnell, especially along the three or four block length that has no garbage cans and where lunchers park or sit during the week and discard their garbage. Alexander should have more cans too. I feel that Nesbit is sadly lacking in garbage cans around the baseball field, especially now that we are into the season and so many games are scheduled there while at the same time people use Nesbit as a neighborhood park. The cans, especially in Nesbit, should be fixed so that they cannot be overturned as is constantly happening there.

In summary I believe that before acquiring new facilities Belmont should improve, replant, and maintain the areas we have. The watering should not be exclusively devoted to those places where sports are played as this is a small part of recreation. Maintenance should be evenly divided between all of the facilities. This should be readily possible as far as funding since for the east side we have redevelopment funds, and monies from the new developments at our disposal, together with the Art and Wine Festival and Park bond monies.

I thought that the April meeting was a wonderful vehicle to make one's ideas known and I thank you for this. However, I wonder if it might not be a good idea when gathering this information in future to ask participants which neighborhood they live in so you may get a better idea of whether you are getting input from basically one side of a community since this may, without your knowledge, skew your findings. It may be that in some cities there are areas where the people do not feel that their input has any effect so do not participate. This is unfortunate because the original meeting was a great opportunity to be heard unbiasedly.

Thank you for your time on Thursday and, as you suggested, I have asked for a copy of the draft report to be made available to me.

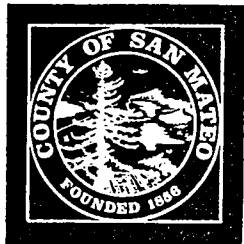
Yours sincerely,



KATE ASHLEY (MRS.)

1141 Granada Street
Belmont, CA 94002-2816

c.c. City Manager
Director, Parks and Rec
Parks Commission



COUNTY OF SAN MATEO

25 TOWER ROAD

SAN MATEO

CALIFORNIA 94402-4000

BOARD OF SUPERVISORS
ANNA G. ESHOO
MARY GRIFFIN
TOM HUENING
TOM NOLAN
WILLIAM J. SCHUMACHER

NANCY L. LEWIS
LIBRARY DIRECTOR

TELEPHONE (415) 312-5258
FAX (415) 312-5382

July 17, 1992

Karl Mittelstadt
Belmont Park Superintendent
Belmont Parks & Recreation Department
1365 Fifth Ave.
Belmont CA 94002

Dear Karl,

On April 9, 1992 I attended a Belmont "Parks and Open Space Master Plan" workshop. At that time, in the context of staff and citizens looking at the future of Belameda Park, I offered written and verbal feedback on the need to document the future expansion needs of the Belmont Library per this "plan". Again, on July 8, 1992, I attended a follow-up meeting where the draft plan was presented to the Park and Recreation Commission and interested citizens. After reading the draft plan, I feel that Library-related background information, concerns, and observations are critical to this document.

BACKGROUND INFORMATION

The Belmont Library, one of twelve branches of the San Mateo County Library System, operates in a city-owned building at 1110 Alameda in Belmont. The Library building shares the site with the Belameda Park. The building was built in 1960 and only modestly expanded in 1982. The building is currently 5,684 square feet with a square foot per capita of .24 (the American Library Association minimum space requirement is 15,420 square feet or .6-.7 square feet per capita). Circulation and information services are very active; we have a strong patronage, including seniors, families, single people, high school/elementary students, etc. In fact, Library patrons have checked out 200,000 items in 1991/92. This represents a 40% increase over 1986/87 figures. In addition, our librarian staff provide class visits/storytimes, in and out of the Library, to Carlmont, Belmont School District elementary schools, private schools, and numerous daycares in the area. With our active children's programming, this year we've had 5000 children attending 162 programs.

The County Librarian, Nancy Lewis, recently submitted a ten year "Capital Improvement Plan" to Walter Callahan,

Director of San Mateo County General Services. In this plan the Belmont Branch was identified as a high priority site in need of expansion as it is "among the six most used libraries in the County system."

PROPOSED REVISION OF DOCUMENT

In the course of finalizing the city's "Parks and Open Space Master Plan", I would like to strongly recommend the formalized documentation of the need to protect adequate space for the Library to expand on the Belameda Park site; currently the draft mentions "limited library expansion" (page 32). Since the City owns this land, it makes sense that any expansion of the Library be adequately supported at its long-established home in the Carlmont area. Any expansion naturally needs to take into account the continued integrity of Belameda Park. Conversely, any park expansion needs to take into account how an expanded library facility can fill general "quality of life community needs", continue to adequately fill the tremendous needs/demands of the community for library services/resources, and, specifically, fill needs, which are identified in this plan as proposed park features or as general community feedback needs.

OTHER OBSERVATIONS

The draft plan does not mention parking as a consideration in the proposed Belameda site expansion. The parking lot currently has approximately twenty parking slots with some undeveloped slots. Due to the concentrated use of the Library, especially during children's programs, the parking lot is often full. Whether the park is expanded and/or the Library is expanded, the need for increased parking will be a factor to consider.

In the draft plan (p. 32) proposed Belameda Park features include a possible amphitheater. An expanded Library can offer an all-weather alternative with a community room where children's, young adult, and adult programming can be featured. In addition, the draft plan mentions the need to install a public telephone; there is a public telephone on the Alameda side of the Library building.

In the appendices, the verbal and written feedback centered on teen needs. Protecting adequate land to expand the Library will help to serve those needs. With an expanded building, the Library can offer more seating/study space for after-school teens, a "teen area" with expanded space for teen interest materials, and, hopefully, a community room where teen programming can be targeted by Library Staff.

If any further testimony or conversation regarding these

concerns/observations or the proposed text revision would be helpful, please call on me at the Belmont Library, 591-8365. Both Nancy Lewis and I would be pleased to have the opportunity to discuss our concerns in more detail.

Sincerely,


Linda Chiochios
Belmont Library Branch Manager

cc: Nancy Lewis, Director of Library Services, San
Mateo County Library System

BYSA
P.O. Box 526
Belmont, CA 94002

July 29, 1992

Karl Mittelstadt
Belmont Parks & Recreation
1225 Ralston Avenue
Belmont, CA 94002

Dear Mr. Mittelstadt;

As the Director of the Belmont Parks and Recreation Department, you receive numerous requests for improvements.

The Belmont Youth Softball Association (BYSA) is a non-profit organization comprised of young women and girls who are taught good sportsmanship and leadership through participation in softball. As a non-profit organization, we exist through the goodwill of individuals, corporations and the City.

We would be unable to offer any monetary donations at this time, but have fund-raising projects which could be utilized for improvements. We are planning on making some field improvements, such as adding "Gold Dust" to the Infields to bring them up to the grass level, as well as cutting out the field areas for a clear definition (such as the Sports Complex has done).

It is our intention to assist in improving the McDougal area with landscaping to provide it with a more "park-like" look. Also, we are blessed with willing volunteers who could assist manually on any improvement programs.

To further promote these ideals, we would like to offer the Open Space Committee the following suggestions for improvements and additions for McDougal Field:

- 1) Bathrooms
- 2) Public telephone(s)
- 3) Concession Stand
- 4) Parameter fencing
- 5) Tops on softball back-stops
- 6) Courtesy lights
- 7) Bleachers
- 8) Scorebooths
- 9) Picnic & Bar-b-que area
- 10) Larger play area
- 11) Turf renovation

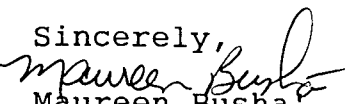
Several of these suggestions would improve safety issues on the field (telephone, lights, turf renovation, fencing) while others would improve the utilization of the area. A concession stand has the potential for being financially beneficial to both parties.

We would like to offer Belmont fields and facilities for Regional and District Americal Softball Association tournaments, which would also assist in providing funds.

Quality fields and amenities will not only encourage participation in BYSA, but would further promote the City of Belmont, particularly the Parks and Recreation Department, as forward-thinking and safety conscious organizations.

Thank you for your consideration of our requests. Please let us know how we may further assist you.

Sincerely,


Maureen Busha
Secretary



Park and Recreation Commission

August 10, 1992

Linda Chiochios, Manager
Belmont Library
1110 Alameda de las Pulgas
Belmont, CA 94002

Dear Linda:

Thank you very much for your letter of July 20th expressing your concerns regarding possible conflicts between the City's long-range plan for Belameda Park and the library's hopes for expansion.

As a Parks Commissioner, I feel my charge is to protect and enhance the precious little open space we have available. Belameda is in a unique position to provide a passive compliment to the library, as well as the surrounding neighborhood.

As a citizen, I appreciate the value of an easily accessible, comprehensive, and well-staffed library in our midst. I feel sure that when the County commits to your recommended expansion, the City will cooperate in accommodating your needs.

From a planning standpoint, additional parking should be a consideration, no matter what expanded role the property should have. I appreciate your pointing that out.

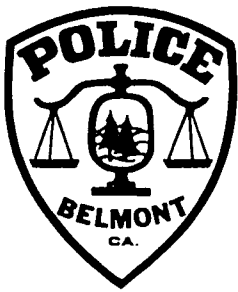
Very truly yours,

Mike Davis
gd

Mike Davis
Parks and Recreation Commission

cc: Park & Open Space Master Plan Advisory Committee
Bill Harris, Callander Associates
Karl Mittelstadt

MD:gd



Belmont Police Department

1215 Ralston Avenue • Belmont, California 94002 • (415) 595-7400

Michael R. Oliver, Chief of Police

To: Karl Mittelstadt, Director of Parks and Recreation *KPM*
From: Mike Oliver, Chief of Police *MO*
Date: August 28, 1992
Subject: Parks and Open Space Master Plan

I have reviewed the above document and have the following recommendation:

As off-road bicycle and hiking paths are planned, please include plans for emergency vehicle access at various points along each path. Whether we need to respond to criminal activity, fires, or injuries, access will be critical for a timely and effective emergency response.

Thank you for the opportunity to provide input for this plan.



BELMONT School District

2960 Hallmark Drive
Belmont, California 94002-2999
Phone (415) 593-8203
FAX (415) 593-0167

Carol S. Worthington
Superintendent

October 6, 1992

Mr. Karl Mittlestadt
Belmont Parks and Recreation
1225 Ralston Avenue
Belmont, CA 94002

Dear Karl:

Thank you for providing the District with opportunities for input as you developed the "Parks and Open Space Master Plan." It is certainly a comprehensive document.

At its regular meeting of October 1, 1992, the Board reviewed the draft Plan and discussed it with Mike Davis. They raised a question about the reference to "1. Develop a formal joint-use agreement with the Belmont School District." This item appears in conjunction with the plan for each of the open schools. It is our understanding that a formal joint use agreement already exists as part of the Barrett Settlement; Exhibit C, The City/School Cooperative Facilities Agreement, October 28, 1982.

The Board continues to maintain a high level of cooperation with the City Parks and Recreation department for the benefit of our community. District resources, time and commitment are currently focused on the improvement and expansion of school facilities to accommodate increased enrollment. However, the District will certainly cooperate fully with the City's program.

As your plans develop, please contact Joseph Fruhwirth, Director of Personnel and Operations, who will review them with the Board of Trustees.

Yours truly,

Carol Worthington
Superintendent

, jf

OCT 26 1992

RECEIVED

ACKNOWLEDGEMENTS

City Council

Gary Orton, Mayor
David Bomberger, Vice Mayor
Adele Della-Santina
Pam Rianda
Ed Rodriguez

Parks & Recreation Commission

Mike Davis, Chairperson
Judy King, Vice Chairperson
Judi Allen
Margo Cheechov *
Richard Gay *
Mike McQueen
Patti Solomon Rice

Planning Commission

Tom Mumby, Chairperson
Gary Harris, Vice Chairperson
Leslie Dean
Nick Geannacopulos
Eleanor Knudson
Peter Meffert *
Bryan Rianda *

City Staff

Karl Mittelstadt, Director of Parks and Recreation *
Daniel Vanderpriem, Planning and Community Development Director *

* Advisory Committee Member

Consultant Team

Callander Associates

William S. Harris, principal, author
Patty Hiber, associate
Alan Berger, graphics
Melanie Davis, graphics

Moore Consulting

Anne Moore

Davey Resource Group

Robert Carroll
Stephen G. Holcomb

Wildland Resource Management

Carol Rice

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Alameda de las Pulgas Bicycle Lanes	Construct one-way bicycle lanes on Alameda de las Pulgas (south of Ralston Avenue only) in accordance with Caltrans Class 2 standards. Note: The narrow roadway width north of Ralston precludes the establishment of standard bicycle lanes.	Yes	
Alexander Park	Complete remodel of play areas, including play equipment, surfacing, and seating.	Yes	
Alexander Park	Resurface tennis courts, provide new fencing.	Yes	
Alexander Park	Additional perimeter screen planting.	Yes	
Alexander Park	Remove existing restroom due to difficulty of maintenance. Provide portable restrooms as needed for group events.	Yes	
Alexander Park	Turf renovation.	Yes	
Alexander Park	Install public telephone.	Yes	
Alexander Park	Evaluate for ADA compliance.	Yes	
Barrett Community Center	Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.	No	This could be a complete teardown and rebuild project
Barrett Community Center	Evaluate feasibility of converting a portion of the existing building complex to a teen drop-in center.	Yes	"
Barrett Community Center	Remodel existing restrooms.	No	"
Barrett Community Center	Improve existing parking lot.	No	"
Barrett Community Center	Develop outdoor plaza area adjacent to auditorium.	No	"
Barrett Community Center	Develop clear identification for entries to day care, artist studios, and auditorium areas.	No	"
Barrett Community Center	Reconfigure and improve hard-court area. Reduce expanse of school blacktop paving and redesign basketball courts.	Partial	
Barrett Community Center	Evaluate for ADA compliance.	Yes	
Barrett Community Center	Provide drinking fountains.	Yes	
Belameda Park	Install public telephone.	N/A	
Belameda Park	Provide complete remodel of park.	Yes	
Belameda Park	Central location and adjacent library suggest development of an "urban" park atmosphere. Plazas, a fountain, sitting and gathering areas, an amphitheater, and other creative features and focal points would be appropriate.	Yes	

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Belameda Park	Reconfigure existing parking area to provide a greater number of spaces without taking away from usable park space.	Yes	
Belameda Park	Include play area and shade structure.	Yes	
Belameda Park	Allow reasonable space for library expansion. The park planning process should be a cooperative effort between the City and the County library system.	Yes	
Belameda Park	Construct public restroom.	Yes	
Belameda Park	Provide drinking fountain.	Yes	
Belameda Park	Buffer noise from street.	Yes	
Belameda Park	ADA compliance.	Yes	
Belmont Sports Complex and Conference Center	No additional capital improvements recommended.	N/A	
Belmont Sports Complex and Conference Center	Develop use policies to guide scheduling and management of the recreation programs, concessions, and fees for use of the facilities.	Yes	All Recreation programs are allocated time through BP&R, facilities are rented through BP&R
Belmont Sports Complex and Conference Center	Evaluate for ADA compliance. New play structure in 2004	Yes	
Carlmont Canyon (Private)(PUBLIC)	Develop multi-use and single-use trails to connect to Water Dog Lake and the City-owned Western Hills open space areas.	Yes	
Carlmont Canyon (Private)(PUBLIC)	Develop trailhead with off-street parking in conjunction with potential Carlmont Canyon Neighborhood Park.	Yes	
Carlmont Canyon (Private)(PUBLIC)	Implement vegetation management program for fire control and natural resource enhancement.	Partial	
Carlmont Canyon (Private)(PUBLIC)	Acquire open space easements in favor of the City on the portions to remain undeveloped.	Yes	
Carlmont High School	Maintain joint-use agreement for community use of swimming pool, gymnasium, and weight room.	Partial	Pool agreement started and not completed
Central Elementary School	Provide drinking fountain.	N/A	
Central Elementary School	Install public telephone.	N/A	
Central Elementary School	Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.	No	Part of Athletic Field Master Plan 2001
Central Elementary School	Maintain joint use agreement with school district.	Yes	
Central Elementary School	Enhance entrance area with identification and other signage.	Yes	
Central Elementary School	Develop play areas and informal picnic and sitting areas to increase usability by neighborhood residents.	Yes	

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Central Elementary School	Evaluate for ADA compliance.	Yes	
Cipriani Park	Install public telephone.	N/A	
Cipriani Park	Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.	No	Part of Athletic Field Master Plan 2001
Cipriani Park	Redesign and regrade the slope between the upper turf fields and the lower picnic/park area to provide smoother transition.	No	
Cipriani Park	Provide restroom and drinking fountain.	No	Porta- potti near Athletic Field
Cipriani Park	Install new backstops.	Yes	
Cipriani Park	Provide new play areas.	Yes	
Cipriani Park	Possible site for dog-run for community use.	Yes	Upgrades completed in 2012
Cipriani Park	Evaluate for ADA compliance.	Yes	
College View Mini Park	Planting and irrigation improvements, including screen planting at adjacent residential properties.	Yes	
College View Mini Park	Provide new play equipment and pathways.	Yes	
College View Mini Park	Enlarge entrance opening by selective shrub removal.	Yes	
College View Mini Park	Evaluate for ADA compliance.	Yes	
Davey Glen Property	Work with the developer to achieve parkland dedication instead of Quimby Act fees.	Yes	
Davey Glen Property	Develop neighborhood park as part of future development proposal.	In progress	
Davey Glen Property	Consider the relocation of the existing residence to the upper (western) end of the property, to be developed as a small museum, interpretive center or other civic facility. Encourage neighborhood and community involvement in the design, development, and operation.	N/A	
Davey Glen Property	Develop passive interpretive trail or exhibits to take advantage of natural character and archaeological features.	In progress	
Fox Elementary School	Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.	No	Part of Athletic Field Master Plan 2001
Fox Elementary School	Maintain joint-use relationship with school district.	Yes	
Fox Tot Lot	Redesign and replace existing play equipment.	N/A	Fox Tot Lot Tot lot was converted to parking lot for school use. City contributed to rebuild large play structure on the school site.
Fox Tot Lot	Stabilize existing eroded hillside.	N/A	"
Fox Tot Lot	Provide additional planting for wind screening.	N/A	"

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Fox Tot Lot	Add public telephone.	N/A	
Fox Tot Lot	Redesign concrete tricycle course to address existing safety concerns.	N/A	
Fox Tot Lot	Evaluate for ADA compliance.	N/A	
Hallmark Park	Expand overview area with additional seating and paving.	Yes	
Hallmark Park	Evaluate for ADA compliance. Accessibility into the park will require redesign and regrading of the entrance and path.	Partial	
Hallmark Park	Increase recreation potential of the site by converting the existing landscape areas into play, picnic, sitting, and lawn areas.	Yes	Play Structure installed
Hastings Tot Lot	This mini-park warrants a complete remodel. The existing equipment is outdated.	Yes	
Hastings Tot Lot	Provide new play equipment, sitting areas, shade structures, pathways, and tree planting.	Yes	
Hastings Tot Lot	Evaluate for ADA compliance.	Yes	
Hastings Tot Lot	Develop as trailhead for adjacent open space trails.	Yes	
Island Park Bicycle Paths	Provide connection to Redwood Shores.	Partial	Partially complete
Island Park Bicycle Paths	Complete bicycle path to provide connection from Foster City paths to bicycle lanes on Island Drive.	Partial	
John S. Brooks Open Space (Public)	Implement vegetation management program for fire control and natural resource enhancement.	Partial	Identified and plan in progress using CDC Fire Safe crews
John S. Brooks Open Space (Public)	Develop trailhead with limited off-street parking for up to 15 vehicles on the Lake Road cul-de-sac at Hallmark Drive.	Partial	
John S. Brooks Open Space (Public)	Develop multi-use and single-use trails to connect with Water Dog Lake and the remaining open space areas to the south.	Yes	
John S. Brooks Open Space (Public)	Develop small picnic area on the level area just below the Hallmark/Lake Road entrance.	Yes	
John S. Brooks Open Space (Public)	Prohibit barbecues.	Yes	
Lodge, Cottage, and Manor House	Construct deck at top level of Cottage for outdoor dining.	No	
Lodge, Cottage, and Manor House	Evaluate for ADA compliance.	Yes	
McDougal Park	Install public telephone.	N/A	
McDougal Park	Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.	No	Part of Athletic Field Master Plan 2001
McDougal Park	Develop neighborhood gathering place including play areas, picnic and sitting areas.	Partial	Improvements in 2010

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
McDougal Park	Add restroom, drinking fountain, and concession stand.	Partial	
McDougal Park	Add perimeter field fencing, bleachers, and score booths.	No	
McDougal Park	Evaluate for ADA compliance.	Yes	
Nesbit Elementary School	Complete turf renovation of sports fields including grading, drainage, irrigation, and turf.	No	Part of Athletic Field Master Plan 2001
Nesbit Elementary School	Install public telephone.	N/A	
Nesbit Elementary School	Maintain joint use agreement with school district.	Yes	
Nesbit Elementary School	Develop play areas and informal picnic and sitting areas to increase usability by neighborhood residents.	No	
Nesbit Elementary School	Provide drinking fountain.	No	
Nesbit Elementary School	Evaluate for ADA compliance.	Yes	
O'Donnell Park	The City has made a commitment to redesign the park in fiscal year 1992-193 and construct it in fiscal year 1993-94.	Yes	
O'Donnell Park	Provide complete remodel of park.	Yes	
O'Donnell Park	Provide new play areas, picnic facilities, paths, drinking fountain, shade structure, planting, turf, irrigation, and restrooms.	Yes	No restroom
O'Donnell Park	Increase noise buffer along Ralston with planting and berming.	Yes	
O'Donnell Park	Evaluate for ADA compliance.	Yes	
Patricia Wharton Mini Park	Improve planting and irrigation to reinforce the pleasant garden setting.	Yes	
Patricia Wharton Mini Park	Encourage neighborhood involvement in maintaining garden plantings.	Yes	
Patricia Wharton Mini Park	Evaluate for ADA compliance.	Yes	
Peninsula Jewish Community Center	The City should evaluate the feasibility of acquisition should this property become available.	N/A	
Peninsula Jewish Community Center	The City should evaluate the feasibility of entering into a joint-use agreement with the J.C.C. to allow some sort of public use.	N/A	
Potential Mini Park - Carriage Estates	Provide play area, sitting, picnic, and turf areas.	?	More information needed
Potential Mini Park - Carriage Estates	Provide trailhead for Laurel Creek Canyon trail system in lieu of trailhead at Vista Point.	?	More information needed
Potential Mini-Park-Ralston Ranch	Develop creative play area, incorporating slopes into the design.	No	
Potential Mini-Park-Ralston Ranch	Develop passive sitting and gathering area.	No	

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Potential Mini-Park-Ralston Ranch	ADA compliance.	No	
Potential Mini-Park-Ralston Ranch	Acquire and develop residential lots, approximately 1 acre in size.	Yes	Site Acquired
Potential Neighborhood Park - Bishop Court	Provide trailhead terminus of proposed Belmont open space trail system, and link to potential Sugarloaf trail system in San Mateo.	In progress	Site Acquired
Potential Neighborhood Park - Bishop Court	Provide limited off-street parking.	In progress	Site Acquired
Potential Neighborhood Park - Bishop Court	Evaluate for ADA compliance.	In progress	Site Acquired
Potential Neighborhood Park - Bishop Court	Active athletic fields are not recommended in order to minimize generation of traffic through the neighborhood.	N/A	Site Acquired
Potential Neighborhood Park - Bishop Court	Provide typical neighborhood park components, including lawn for informal play, picnic, sitting, and play areas.	N/A	Site Acquired
Potential Neighborhood Park - Carlmont Canyon	Evaluate for ADA compliance.	No	
Potential Neighborhood Park - Carlmont Canyon	Develop in conjunction with future housing development.	No	
Potential Neighborhood Park - Carlmont Canyon	Provide three acres, including play area, passive sitting areas, picnic, and trailhead.	No	Minimal benches provided
Potential Neighborhood Park - Carlmont Canyon	Include limited off-street parking.	Yes	
Potential Neighborhood Park - Carlmont/Continental	Evaluate feasibility of acquiring vacant site located between Continentals and Davis Court adjacent to Ralston.	No	It appears this site was built up with condos
Potential Neighborhood Park - Carlmont/Continental	Location would provide park resources close to the Cipriani neighborhood as well as providing for Carlmont needs.	No	It appears this site was built up with condos
Potential Neighborhood Park - Carlmont/Continental	Size of parcel (approximately 5 acres) would allow development of additional soccer or baseball fields to serve community. Night lighting of fields would be feasible if impact on nearby apartments could be controlled.	No	It appears this site was built up with condos
Potential Neighborhood Park - Carlmont/Continental	Include play area, sitting, and picnic areas.	No	It appears this site was built up with condos
Potential Neighborhood Park - Carlmont/Continental	Include off-street parking to minimize impact on apartments. Entrance would be from Continentals.	No	It appears this site was built up with condos
Potential Neighborhood Park - Carlmont/Continental	Trail connection to Lake Road and Water Dog Lake is feasible.	No	It appears this site was built up with condos

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Potential Neighborhood Park - Carlmont/Continental	Re-zoning would be required.	No	It appears this site was built up with condos
Potential Neighborhood Park - Cipriani	Develop creative play area, incorporating slopes into the design.	Yes	Semeria and Casa Bona
Potential Neighborhood Park - Cipriani	Develop passive sitting and gathering area.	Yes	Semeria and Casa Bona
Potential Neighborhood Park - Cipriani	Evaluate for ADA compliance	Yes	Semeria and Casa Bona
Potential Neighborhood Park - Cipriani	Acquire and develop residential lots, totaling 1/2 to 1 acre in size.	Yes	Semeria and Casa Bona
Potential Neighborhood Park - Valerga Drive	Develop in conjunction with future housing development.	No	Questions about location
Potential Neighborhood Park - Valerga Drive	Provide same type of development as described above for potential neighborhood park - Carlmont Canyon.	No	Questions about location
Ralston - 101 Interchange	ADA	N/A	RDA potential site
Ralston - 101 Interchange	Add natural resource language about removal on non-native vegetation and restoration of native habitats.	N/A	Public Works project
Ralston - 101 Interchange	Field space- 2 tennis courts, soccer field space	N/A	Infeasible
Ralston - 101 Interchange	Provide bicycle lanes or separated bicycle paths to cross Highway 101 in conjunction with the interchange improvement project.	N/A	Public Works project
Ralston Avenue Bicycle Lanes	Construct one-way bicycle lanes on the entire length of Ralston Avenue in accordance with Caltrans Class 2 standards to improve and complete the existing sections.	Partial	Public Works project
Ralston Intermediate School	Complete turf renovation of sports fields including grading, drainage, irrigation, and new turf.	No	Part of Athletic Field Master Plan 2001
Ralston Intermediate School	Maintain joint-use agreement with school district.	Yes	
San Juan Hills Open Space (Private)	Evaluate feasibility of acquiring the Laurel Creek Canyon area for public open space.	In progress	
San Juan Hills Open Space (Private)	Acquire open space easements in favor of the City on those greenbelt areas retained in private ownership.	No	Land Acquired
San Juan Hills Open Space (Private)	Develop a multi-use trail and a single-use trail extending through Laurel Creek Canyon from the Vista Point on Ralston to the City limit at Sugarloaf Mountain.	No	Land Acquired
San Juan Hills Open Space (Private)	Develop trailhead access points at the Vista Point and at the proposed neighborhood park at Bishop Road.	No	Land Acquired
San Juan Hills Open Space (Private)	Implement vegetation management program for fire control and natural resource enhancement.	No	Land Acquired

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
San Juan Hills Open Space (Private)	Create a continuous greenbelt extending from Ralston Avenue north to Sugarloaf Mountain and then southeast to the Marburger area. Include portions of the Area Plan statistical subareas of Laurel Creek Canyon, Bartlett, Lower Lock, Upper Lock, Marburger, and Marburger Unsubdivided.	No	Land Aquired
Senior and Community Center	Add shade structure at patio.	Yes	
Senior and Community Center	Add shade cover at stage.	Yes	
Senior and Community Center	Evaluate for ADA compliance.	Yes	
Signage	Interpretive. Educational exhibits to explain natural history and warn of potential dangers.	No	
Signage	Directional. Signs at trailheads and along trails to indicate directions and distances.	Yes	Signage in place may need to be revisited for more detail
Signage	Identification. Signs at trailheads to identify the open space areas and orient the user.	Yes	
Signage	Signs to identify individual trails.	Yes	
Signage	Informational/Regulatory. Rules, restriction, and hours of use.	Yes	
Twin Pines Park	Remove invasive, non-native tree species from woodland.	Partial	
Twin Pines Park	Develop interpretive signage or program for site history and natural history.	No	Good idea, work with Arborist and Historical Society
Twin Pines Park	Add restroom near group picnic area.	Yes	
Twin Pines Park	Add picnic shelter to group picnic area.	Yes	
Twin Pines Park	Evaluate for ADA compliance.	Yes	
Vista Point	Maintain in current condition.	Yes	
Vista Point	Provide trailhead connection to proposed open space trail system.	No	Land Aquired
Wakefield Park	Provide screening of adjacent residences.	No	Would require complete design of Wakefield Park
Wakefield Park	Develop play area and additional sitting and lawn areas by redesigning and regrading the site.	No	Would require complete design of Wakefield Park
Wakefield Park	Provide irrigation system.	No	Would require complete design of Wakefield Park
Wakefield Park	Develop park entry with signage and paving.	No	Would require complete design of Wakefield Park
Wakefield Park	Install public telephone.	N/A	
Wakefield Park	Obtain certified arborist's report for maintenance of oak trees.	No	Would require complete design of Wakefield Park

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Wakefield Park	Eradicate noxious plant species and improve planting of hillside between park and street.	No	Would require complete design of Wakefield Park
Wakefield Park	Evaluate for ADA compliance. Accessibility into the park will require redesign and regrading of the entrance and path.	No	Would require complete design of Wakefield Park
Water Dog Lake Park (Quasi-Public)	Develop single-use trail systems.	Yes	Partial- on-going
Water Dog Lake Park (Quasi-Public)	Maintain lease agreement with College of Notre Dame. The current 50-year lease initiated in 1965 carries an option to extend for an additional 50 years.	Yes	
Water Dog Lake Park (Quasi-Public)	Improve trail around lake to address safety concerns.	In progress	
Water Dog Lake Park (Quasi-Public)	Develop nature study area to take advantage of natural marsh at west end of lake. Develop boardwalk access across portions of marsh. Implement marsh vegetation management and enhancement program, possibly in conjunction with the schools.	No	
Water Dog Lake Park (Quasi-Public)	Implement vegetation management program for fire control and natural resource enhancement.	No	On going along roadway only, emergency vehicle access
Water Dog Lake Park (Quasi-Public)	Develop maintenance program for periodic lake dredging to maintain flood control capacity.(PUBLIC WORKS)	No	
Water Dog Lake Park (Quasi-Public)	Add picnic area adjacent to lake on dam including a small set of picnic tables and rest area. No barbeques.	No	
Water Dog Lake Park (Quasi-Public)	Improve entrance at Lyall Way and Lake Road. Develop trailhead without off-street parking with signage, fencing, gate, and drinking water supply.	Partial	
Water Dog Lake Park (Quasi-Public)	Develop single-use trail connection from Lake Road to proposed Carlmont neighborhood park near Continentals Way.	No	
Western Hills - East of Hastings (Private)	Acquire an open space easement in favor of the City for the portion of this property to remain undeveloped.	No	
Western Hills - East of Hastings (Private)	Develop multi-use and single-use trails.	No	
Western Hills - East of Hastings (Private)	Develop a trailhead with off-street parking in conjunction with the proposed neighborhood park at Valerga Drive.	No	
Western Hills - West of Hastings (Public)	Implement vegetation management program for fire control and natural resource enhancement.	No	
Western Hills - West of Hastings (Public)	Develop multi-use and single-use trails to connect to Carlmont Canyon.	No	

Parks and Open Space Master Plan Status Table

Park/Location	Master Plan Guidance	Completion Status	Comments
Western Hills - West of Hastings (Public)	Develop a trailhead with off-street parking at the southern end of Hastings Drive.	No	